



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

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
AUGUST 14, 2025
6:00 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
SPECIAL BOARD MEETING & PUBLIC HEARING
August 14, 2025
6:00 p.m.

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- N.** Adjourn



Publication Date
2025-08-01

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board
Meeting of the
Islands at Doral (NE)
Community Development District

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 14, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Second Floor Conference 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 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.islandsatdoralnecdd.org) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special 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 to 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 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 Special 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
IPL0255564
Jul 25, Aug 1 2025

Ilka Sanchez
Ilka_san8@icloud.com
305.781.5450

Executive Summary

25 years of experience in the Education field in the states of Texas and Florida. Coaching experience in how to establish, maintain and strengthen relationships using a positive approach and how to become a team player. Two years of experience as Leeward Secretary Board of Directors. Case Management ensuring quality is provided and follow protocols to comply with Statues and Regulations.

Personal Background

Born in Mexico, studied in Texas and Florida. Graduated and obtained a Bachelor. Worked at United Way of Miami supporting the community to properly provide services and create an impact in the lives of the most vulnerable community. Coaching, guiding and providing strategies to adults to have better relationships to work in a healthy and positive environment, as learn how to be a team player. Case Management, ensure quality is provided as mandated by the Federal and State Government.

Board Candidacy

I believe am a good fit for the CDD board, I have the time and the disposition to help communities. My intention and priority goals are to make a positive change in our community. I will listen to ideas, comments, suggestions and complaints. I will co-collaborate as a team player to look for the best solutions and benefits for the communities all with transparency following rules, Florida Statues, and any other governmental entity as required or mandated to comply.

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JUNE 10, 2025**

A. CALL TO ORDER

The June 10, 2025, Special Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:00 p.m. in the Second Floor Conference Room of Doral Legacy Park 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 Herald* on May 21, 2025, and May 28, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias and Supervisors Dunia Cuneo and Denis Schiavi constituted a quorum and it was in order to proceed with the meeting.

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

Also present were several members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Chairman Arias and Supervisor Schiavi noted that as of recent the Master Association had made several changes including the replacement of the entire Board. Since the previous Board was the one requesting an amendment to the agreement between the District and the Master Association, removing the responsibilities of the District roads and stormwater management system, the Board would like the opportunity to have the new Board reconsider taking back said responsibilities prior to considering the finalization of the FY 2025/2026 Final Budget.

Chairman Arias expressed his concerns regarding the single-family units having to pay for road maintenance as the road in this section is owned and maintained by the City of Doral. He added that he would like to have this looked into further.

Discussions ensued followed by:

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and unanimously passed authorizing Chairman Jesus Arias and District management to negotiate with the Master Association by having the Master Association reconsider taking back the responsibilities of the roads and the stormwater management system.

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. March 11, 2025, Regular Board Meeting

The March 11, 2025, Regular Board Meeting minutes were presented for approval.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and unanimously passed approving the minutes of the March 11, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Amending and Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget

After a brief discussion it was decided that this item would be tabled until the next meeting.

2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

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 14, 2025 *Amended Budget*
January 13, 2026
March 10, 2026 *Proposed Budget*
May 12, 2026 *Final Budget*
August 11, 2026

A **MOTION** was made by Supervisor Schiavi, seconded by Supervisor Cuneo and unanimously passed adopting Resolution No. 2025-07, as presented.

H. PUBLIC HEARING

Mr. George recommended that the Board reschedule the public hearing to allow additional time to present a request to the newly elected Master HOA to reconsider assuming the maintenance responsibilities that were previously cancelled by the former Master HOA Board. If the new Master HOA is willing to take on these responsibilities, there may be no need to increase assessments, as this is the basis for the currently proposed increase.

Additionally, a request can be made to the District Engineer to revisit the determination of the benefits provided to the units within the District. There is concern that single-family homeowners are paying a special assessment to the City for roadways that are owned by the City, but the CDD's current methodology may not account for this. A supplemental methodology may be necessary to address this issue.

Further, the two budgets presented in today's meeting agenda may be brought back for adoption or another budget less than the proposed budget may be prepared and presented by District management at the rescheduled Public Hearing.

Discussions ensued and the Public Hearing was TABLED.

A **MOTION** was made by Supervisor Cuneo, seconded by Supervisor Schiavi and unanimously passed rescheduling the Public Hearing and a Special Board Meeting for August 12, 2025, contingent on the availability of the meeting location.

1. Proof of Publication

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

3. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Final Budget

I. OLD BUSINESS

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

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 2025. She pointed out that the available funds as of April 30, 2025, were \$140,533.58.

A **MOTION** was made by Supervisor Schiavi, seconded by Supervisor Cuneo and passed unanimously ratifying and approving the financial statement, as presented.

2. 2024 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that this year's filing requirement must be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. She further noted that the Commission on Ethics had already distributed emails providing each individual a link to complete this requirement, noting that the email was entitled "Official Notification to File Form 1, Statement of Financial Interests" from Ethics FDMS Info and advising that if anyone had any issues to call the Florida Commission on Ethics' office.

K. DISTRICT COUNSEL REPORT

Mr. George announced that he would be moving away from the State and that this would be his last meeting with this District. He furthered that Ms. Wald would most likely be returning to cover these meetings. The Board thanked Mr. George for his service to the District.

L. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez announced that the Board currently had a vacancy in case anyone in attendance was interested in joining the Board.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Arias, seconded by Supervisor Schiavi and passed unanimously adjourning the Special Board Meeting at 8:00 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-04 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2025/2026 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (NE) Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on March 11, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-04, setting a public hearing for consideration and approval of the District’s proposed budget for Fiscal Year 2025/2026, for May 13, 2025; and

WHEREAS, due to the lack of a quorum at the previously scheduled hearing, the Board convened a Special Meeting on June 10, 2025, during which it motioned to reschedule the public hearing and authorized the proper District officials to publish the statutory notice required in accordance with Chapter 120, Florida Statutes.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution No. 2025-04 is hereby amended to change the date and time of the Public Hearing to August 14, 2025, at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room, 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Final Fiscal Year 2025/2026 Budget.

SECTION 2. RESOLUTION 2025-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-04 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED, ADOPTED and EFFECTIVE this 14th day of August, 2025.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**Interlocal Access Agreement for Local Government Publication of Legal
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Islands at Doral-NE Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

RECITALS

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

TERMS

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department
ATTN: Inson Kim
111 NW 1st Street
Suite 2510
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Islands at Doral-NE Community Development
District ATTN: Gloria Perez, District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on _____, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through
its County Mayor or County Mayor's Designee

By: _____

___ day of _____, 20___

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME: Islands at Doral-NE Community Development District

ATTEST:

By: _____
Chairman or Vice Chairman

Gloria Perez, Secretary/Treasurer and
District Manager for the Islands at
Doral-NE Community Development
District

Print Name

14 day of August, 2025

Approved as to form
and legal sufficiency:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 14th day of August, 2025.

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 2025/2026 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 14, 2025
January 13, 2026
March 10, 2026
May 12, 2026
August 11, 2026**

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 HERALD 00/00/25

Publication Date
2025-08-01

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board
Meeting of the
Islands at Doral (NE)
Community Development District

The Board of Supervisors (the "Board") of the Islands at Doral (NE) Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on August 14, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Second Floor Conference 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 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.islandsatdoralnecdd.org) or by contacting the offices of the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, during normal business hours. The purpose of the Special 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 to 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 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 Special 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
IPL0255564
Jul 25, Aug 1 2025

From: [Liz Sikes Figueras](#)
To: [Gloria Perez](#)
Subject: Objection/Non Ad Valorem Assessment
Date: Monday, April 21, 2025 10:32:11 AM
Attachments: [CamScanner 04-18-2025 23.17.pdf](#)

Hello, I would like to object to the Non AD valorem letter that I received attached. This is my official objection.

Liz Sikes Figueras
Cell: 305-318-8388

RESOLUTION NO. 2025-06

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Islands at Doral (NE) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 14th day of August, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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

FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	89,705
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	960
TOTAL REVENUES	\$ 751,247
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	22,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	34,308
Secretarial	4,200
Legal	10,500
Assessment Roll	7,500
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	3,500
Miscellaneous	800
Postage	450
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,100
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283
TOTAL EXPENDITURES	\$ 184,791
REVENUES LESS EXPENDITURES	\$ 566,456
Bond Payments	(524,213)
BALANCE	\$ 42,243
County Appraiser & Tax Collector Fee	(14,081)
Discounts For Early Payments	(28,162)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	59,791	88,450	89,705	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	6,915	8,510	105,859	Expenditures /.94
Debt Assessments	554,723	554,723	554,723	Bond Payments/.94
Interest Income	7,858	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 629,287	\$ 652,163	\$ 751,247	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway Maintenance/Reserve	0	0	63,508	Formerly The Responsibility Of The Master Association
Stormwater Management/Reserve	0	0	22,000	Formerly The Responsibility Of The Master Association
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Field Operations	0	0	1,500	Will Be Needed Due To Infrastructure Being Maintained By District
Engineering/Inspections	1,100	3,000	4,000	\$1,000 Increase From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 1,100	\$ 8,000	\$ 99,508	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	153	400	400	Projected At 8% Of Supervisor Fees
Management	32,388	33,348	34,308	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,324	9,000	10,500	\$1,500 Increase From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,300	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,594
Legal Advertisements	2,593	4,000	3,500	\$500 Decrease From 2024/2025 Budget
Miscellaneous	460	800	800	No Change From 2024/2025 Budget
Postage	477	450	450	No Change From 2024/2025 Budget
Office Supplies	352	450	450	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	\$1,500 Increase From 2024/2025 Budget
Trustee Fees	4,080	4,100	4,100	\$1,500 Increase From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	\$1,500 Increase From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,096	\$ 83,623	\$ 85,283	
TOTAL EXPENDITURES	\$ 76,196	\$ 91,623	\$ 184,791	
REVENUES LESS EXPENDITURES	\$ 553,091	\$ 560,540	\$ 566,456	
Bond Payments	(529,903)	(524,213)	(524,213)	2026 Principal & Interest Payments
BALANCE	\$ 23,188	\$ 36,327	\$ 42,243	
County Appraiser & Tax Collector Fee	(5,989)	(12,109)	(14,081)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,731)	(24,218)	(28,162)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (4,532)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,357	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	529,903	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 551,260	\$ 524,713	\$ 525,413	
EXPENDITURES				
Principal Payments	285,000	305,000	315,000	Principal Payment Due In 2026
Interest Payments	110,880	91,919	71,321	Interest Payments Due In 2026
Additional Principal Payments	110,000	127,794	139,092	Additional Principal Payments
Total Expenditures	\$ 505,880	\$ 524,713	\$ 525,413	
Excess/ (Shortfall)	\$ 45,380	\$ -	\$ -	

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 1/1/2025 = \$2,315,000

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

Current Principal Amount Due In May 2029: \$1,030,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Single Family Homes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Single Family Homes</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>	<u>\$ 1,587.68</u>
Total	\$ 1,709.26	\$ 1,709.21	\$ 1,770.29	\$ 1,955.98
Administrative For Townhomes	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Townhomes	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Townhomes</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>	<u>\$ 1,133.61</u>
Total	\$ 1,255.19	\$ 1,255.14	\$ 1,316.22	\$ 1,501.91
Administrative For Condominiums	\$ 107.55	\$ 108.50	\$ 166.58	\$ 168.94
Maintenance For Condominiums	\$ 14.03	\$ 13.03	\$ 16.03	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.15	\$ 1,028.10	\$ 1,089.18	\$ 1,274.87

* 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

Islands At Doral (NE)
Community Development District

**Financial Report For
July 2025**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2024 through July 2025

	Oct 24 - July 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	90,480.16	88,450.00	2,030.16	102.3%
363.101 · Maint Assessment Income	8,537.31	8,510.00	27.31	100.32%
363.810 · Debt Assessment	554,722.00	554,723.00	-1.00	100.0%
363.820 · Debt Assessment-Paid To Trustee	-530,048.80	-524,213.00	-5,835.80	101.11%
363.830 · Assessment Fees	-6,302.60	-12,109.00	5,806.40	52.05%
363.831 · Discounts For Early Payments	-22,696.42	-24,218.00	1,521.58	93.72%
369.401 · Interest Income	5,548.20	480.00	5,068.20	1,155.88%
Total Income	100,239.85	91,623.00	8,616.85	109.41%
Expense				
511.122 · Payroll Expense	153.00	400.00	-247.00	38.25%
511.131 · Supervisor Fee	2,000.00	5,000.00	-3,000.00	40.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.310 · Engineering	3,437.15	3,000.00	437.15	114.57%
511.311 · Management Fees	27,790.00	33,348.00	-5,558.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	10,277.50	9,000.00	1,277.50	114.19%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	3,500.00	3,900.00	-400.00	89.74%
511.330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
511.450 · Insurance	6,858.00	7,300.00	-442.00	93.95%
511.480 · Legal Advertisements	3,166.99	4,000.00	-833.01	79.18%
511.512 · Miscellaneous	681.97	800.00	-118.03	85.25%
511.513 · Postage and Delivery	628.88	450.00	178.88	139.75%
511.514 · Office Supplies	590.80	450.00	140.80	131.29%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,100.00	146.25	103.57%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,666.60	2,000.00	-333.40	83.33%
Total Expense	69,322.14	91,623.00	-22,300.86	75.66%
Net Income	30,917.71	0.00	30,917.71	100.0%

ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2025

	Annual Budget 10/1/24 - 9/30/25	Actual Jul-25	Year To Date Actual 10/1/24 - 7/31/25
REVENUES			
Administrative Assessments	88,450	188	90,480
Maintenance Assessments	8,510	14	8,537
Debt Assessments	554,723	919	554,722
Interest Income	480	0	5,548
Total Revenues	\$ 652,163	\$ 1,121	\$ 659,287
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Engineering/Inspections	3,000	2,197	3,437
TOTAL MAINTENANCE EXPENDITURES	\$ 8,000	\$ 2,197	\$ 3,437
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	2,000
Payroll Taxes (Employer)	400	0	153
Management	33,348	2,779	27,790
Secretarial	4,200	350	3,500
Legal	9,000	0	10,278
Assessment Roll	7,500	0	0
Audit Fees	3,900	0	3,500
Arbitrage Rebate Fee	650	0	650
Insurance	7,300	0	6,858
Legal Advertisements	4,000	0	3,167
Miscellaneous	800	28	682
Postage	450	66	629
Office Supplies	450	33	591
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	4,246
Continuing Disclosure Fee	350	0	0
Website Management	2,000	168	1,666
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,623	\$ 3,424	\$ 65,885
TOTAL EXPENDITURES	\$ 91,623	\$ 5,621	\$ 69,322
Revenues Less Expenditures	\$ 560,540	\$ (4,500)	\$ 589,965
Bond Payments	(524,213)	(910)	(530,049)
Balance	\$ 36,327	\$ (5,410)	\$ 59,916
County Appraiser & Tax Collector Fee	(12,109)	(11)	(6,303)
Discounts For Early Payments	(24,218)	0	(22,696)
Excess/ (Shortfall)	\$ -	\$ (5,421)	\$ 30,917
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (5,421)	\$ 30,917
Bank Balance As Of 7/31/25	\$ 119,633.67		
Accounts Payable As Of 7/31/25	\$ 27,852.84		
Accounts Receivable As Of 7/31/25	\$ -		
Available Funds As Of 7/31/25	\$ 91,780.83		

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2024-2025**

#	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
									\$651,688.00	\$88,454.00	\$8,512.00	\$ 554,722.00	\$88,454.00	\$8,512.00	\$554,722.00	
									\$615,836.00	\$83,623.00	\$8,000.00	\$ 524,213.00	\$83,623.00	\$8,000.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 438,377.58		\$ (4,208.41)	\$ (17,535.76)	\$ 416,633.41	\$ 59,487.83	\$ 5,742.75	\$ 373,147.00	\$ 56,537.06	\$ 5,457.95	\$ 354,638.40	\$ 354,638.40
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 46,429.67		\$ (445.72)	\$ (1,857.25)	\$ 44,126.70	\$ 6,300.50	\$ 608.23	\$ 39,520.94	\$ 5,987.99	\$ 578.06	\$ 37,560.65	\$ 37,560.65
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 34,945.78		\$ (335.48)	\$ (1,397.90)	\$ 33,212.40	\$ 4,742.14	\$ 457.79	\$ 29,745.85	\$ 4,506.91	\$ 435.09	\$ 28,270.40	\$ 28,270.40
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 9,777.94		\$ (93.01)	\$ (477.08)	\$ 9,207.85	\$ 1,326.87	\$ 128.09	\$ 8,322.98	\$ 1,249.51	\$ 120.62	\$ 7,837.72	\$ 7,837.72
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 16,872.74		\$ (163.81)	\$ (491.28)	\$ 16,217.65	\$ 2,289.63	\$ 221.03	\$ 14,362.08	\$ 2,200.75	\$ 212.44	\$ 13,804.46	\$ 13,804.46
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 14,432.38		\$ (139.33)	\$ (501.09)	\$ 13,791.96	\$ 1,958.48	\$ 189.06	\$ 12,284.84	\$ 1,871.58	\$ 180.67	\$ 11,739.71	\$ 11,739.71
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 294.64			\$ 294.64	\$ 294.64			\$ 294.64			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 13,070.16		\$ (128.09)	\$ (261.36)	\$ 12,680.71	\$ 1,773.62	\$ 171.22	\$ 11,125.32	\$ 1,720.77	\$ 166.12	\$ 10,793.82	\$ 10,793.82
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 14,163.52		\$ (140.00)	\$ (163.81)	\$ 13,859.71	\$ 1,922.00	\$ 185.54	\$ 12,055.98	\$ 1,880.78	\$ 181.56	\$ 11,797.37	\$ 11,797.37
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 377.42			\$ 377.42	\$ 377.42			\$ 377.42			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 27,411.28		\$ (274.00)	\$ (10.89)	\$ 27,126.39	\$ 3,719.71	\$ 359.09	\$ 23,332.48	\$ 3,681.05	\$ 355.36	\$ 23,089.98	\$ 23,089.98
12	12	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 13,491.71		\$ (134.92)	\$ -	\$ 13,356.79	\$ 2,115.65	\$ 172.42	\$ 11,203.64	\$ 2,094.49	\$ 170.70	\$ 11,091.60	\$ 11,091.60
13	13	Miami-Dade Tax Collector	05/21/25	Interest		\$ 111.74			\$ 111.74	\$ 111.74			\$ 111.74			\$ -
14	14	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 6,140.97		\$ (61.41)	\$ -	\$ 6,079.56	\$ 980.44	\$ 78.22	\$ 5,082.31	\$ 970.63	\$ 77.44	\$ 5,031.49	\$ 5,031.49
16	15	Miami-Dade Tax Collector	06/25/25	NAV/Interest (TC)	\$ 16,000.11	\$ 719.97	\$ (167.20)	\$ -	\$ 16,552.88	\$ 2,891.19	\$ 209.60	\$ 13,619.29	\$ 2,862.28	\$ 207.50	\$ 13,483.10	\$ 13,483.10
17	16	Miami-Dade Tax Collector	07/02/25	NAV/Interest	\$ 1,089.18	\$ 32.68	\$ (11.22)	\$ -	\$ 1,110.64	\$ 188.30	\$ 14.27	\$ 919.29	\$ 186.41	\$ 14.13	\$ 910.10	\$ 910.10
					\$ 652,203.02	\$ 1,536.45	\$ (6,302.60)	\$ (22,696.42)	\$ 624,740.45	\$ 90,480.16	\$ 8,537.31	\$ 554,722.00	\$ 86,534.01	\$ 8,157.64	\$ 530,048.80	\$ 530,048.80

Assessment Roll	
Admin:	\$88,453.98
Maint:	\$8,511.93
Debt:	\$554,721.93
Total	\$651,687.84

Collections
100.08%

Note: \$651,688, \$88,454, \$8,512 and \$554,722 are 2024/2025 Budgeted assessments before discounts and fees.
\$615,836, \$83,623, \$8,000 and \$524,213 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 652,203.02	
\$ 1,536.45	\$ 624,740.45
\$ (90,480.16)	\$ (86,534.01)
\$ (8,537.31)	\$ (8,157.64)
\$ (554,722.00)	\$ (530,048.80)
\$ -	\$ -

June 25, 2025

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 2025 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 Exhibits 1 and 2 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 recording the following plat:

"Islands at Doral" Recorded on April 6, 2005 at PB 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 ORB 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 road 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. The roads within the Townhomes area are in good to fair condition.
- ii. All the roads within the City right of ways are in good condition.

b. Stormwater Management System

The stormwater management and drainage system appear to be in good working order and condition

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. We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <http://islandsdoralnecdd.org/financials/> for the FY 2025-2026 Proposed Budget):

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. District Roads (Townhomes and Condominium Areas)

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
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* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2006	2036	2025	11	30,500	\$10.00	\$305,000	\$400,186	0.25%	\$35,928
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2025	5	30,500	\$2.50	\$76,250	\$86,270	0.25%	\$17,168

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.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
132	13750	27					\$230.00	\$6.75	\$24,800
			27				\$236.00	\$6.92	\$25,500
				26			\$242.00	\$7.09	\$25,800
					26		\$248.00	\$7.27	\$26,500
						26	\$254.00	\$7.45	\$27,100

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. of Baffles Replaced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
21	5					\$600	\$3,000
		4				\$615	\$2,500
			4			\$630	\$2,600
				4		\$646	\$2,600
					4	\$662	\$2,700

⁽¹⁾ The estimate assumes that 25% of the 80 baffles in the District will need replacement in the next five years.

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. 100124038 for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the \$6,858 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.

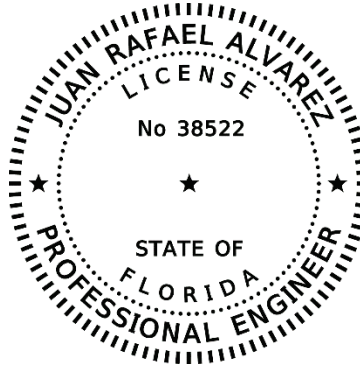
If you have any questions, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

**Juan R
Alvarez**

Digitally signed by
Juan R Alvarez
Date: 2025.06.25
17:16:47 -04'00'

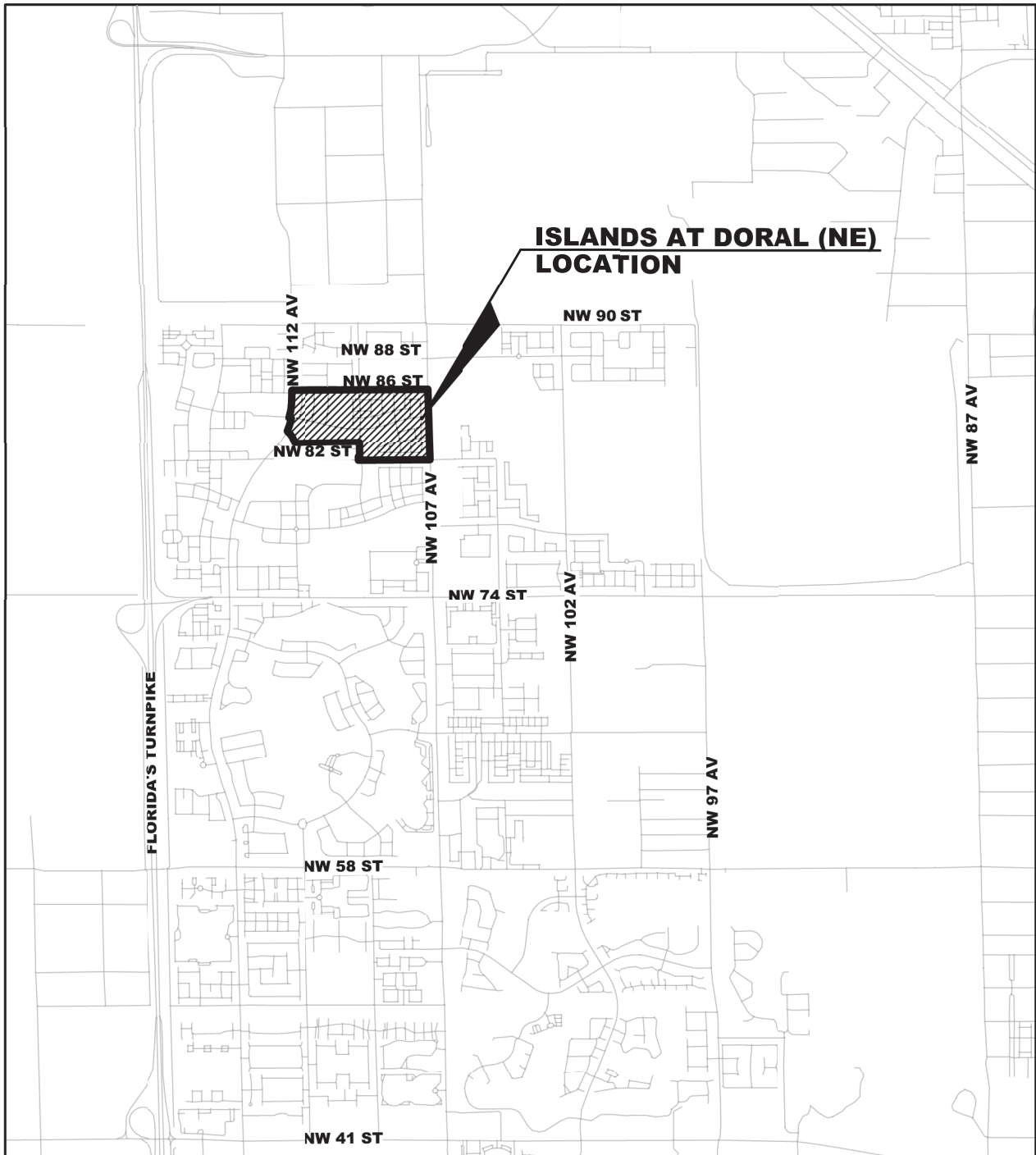
Juan R. Alvarez, PE
District Engineer
Date: June 25, 2025



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 25, 2025.

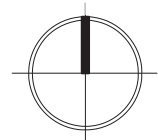
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com

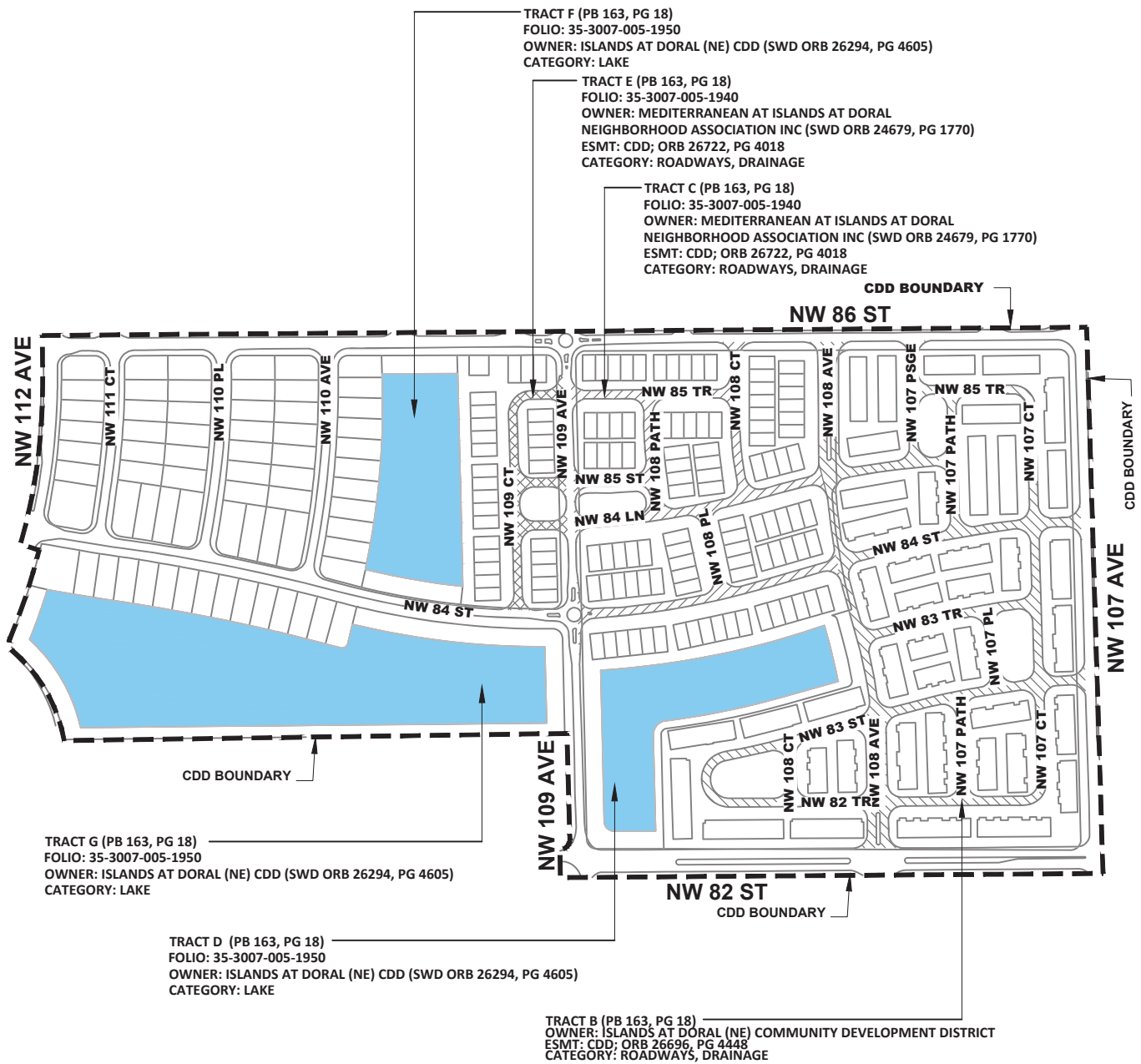


ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE)
LOCATION MAP**



0 500' 1500' 3000'

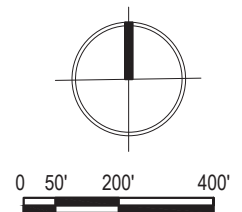


LEGEND:
 ESMT: EASEMENT
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.

**ISLANDS AT DORAL (NE) CDD
 CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2



MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.