



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 10, 2026
7:00 P.M.**

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

www.islandsatdoralnecdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park – 2nd Floor Conference Room
11400 NW 82nd Street
Doral, Florida 33178
REGULAR BOARD MEETING

March 10, 2026

7:00 p.m.

- 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. October 14, 2025 Regular Board Meeting Minutes.....Page 3
- G. New Business
 - 1. Update Regarding the Master Association Response and/or Actions pertaining to the existing Maintenance Agreement and the 2nd Amendment
 - 2. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 7
 - 3. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
 - 4. Consider Approval of Alvarez Engineers Rate Adjustment Request.....Page 16
 - 5. Consider Approval of Alvarez Engineers ArcGIS Proposal.....Page 18
 - 6. Consider Approval of Raptor Proposal for the Issuance of the Stormwater Management System Class V Permit and Rate Sheet.....Page 20
- H. Old Business
- I. Administrative Matters
 - 1. Financial Update.....Page 22
- J. District Counsel Report
- K. Board Member/Staff Comments and Requests
- L. Adjourn



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57876	IPL0276275	Legal Ad - IPL0276275		1.0	76.0L

ATTENTION: Islands at Doral - NE Community Development Distri IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**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
 IPL0276275
 Oct 3 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/03/25 Print

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Sherry Chasteen



Sherry Chasteen

Julie A Ambry



Sworn to and subscribed before me on

Oct 3, 2025, 9:39 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**ISLANDS AT DORAL (NE)
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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

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

**www.islandsdoralnecdd.org
IPL0276275
Oct 3 2025**

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 14, 2025**

A. CALL TO ORDER

The October 14, 2025, Regular Board Meeting of the Islands at Doral (NE) Community Development District (the “District”) was called to order at 7:12 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 October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Jesus Arias, Vice Chairman Nestor Garcia and Supervisor 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER BOARD RESIGNATION

Mrs. Perez advised that she had received a letter of resignation from Ilka Sanchez and presented the same in the meeting materials, noting that the effective date would be the date on the letter of August 23, 2025.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed accepting the resignation of Ilka Sanchez from Seat No. 3, effective August 23, 2025, and simultaneously declaring a vacancy in Seat No. 3.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Supervisor Schiavi pulled up a records request email and asked District Counsel legal questions that he had with regards to the District including but not limited to Chapter 190, the Ordinance, Oversight, etc. Ms. Wald addressed Mr. Schiavi’s questions and discussions ensued. Ms. Wald also confirmed that all units were being assessed equally pursuant to the Assessment Methodology.

G. APPROVAL OF MINUTES

1. August 14, 2025, Public Hearing & Special Board Meeting

The minutes of August 14, 2025, Public Hearing & Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and unanimously passed approving the minutes of the August 14, 2025, Public Hearing & Special Board Meeting, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2025-08 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Arias and unanimously passed adopting Resolution No. 2025-08, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-09 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-09, entitled:

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Fernandez-Perez provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously adopting Resolution No. 2025-09, as presented.

3. Consider Resolution No. 2025-10 – Consider Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-10, entitled:

RESOLUTION 2025-10

A RESOLUTION OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT")

RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Perez provided a recap of the presented Miami-Dade County Advertisement Interlocal Agreement and explained that during the previous meeting the agreement on its own had been approved by the Board. She added that Miami-Dade County had requested that the agreement be adopted via resolution and for it to include the authorized signers.

A **MOTION** was made by Garcia, seconded by Schiavi and passed unanimously adopting Resolution No. 2025-10, as presented.

4. Update on Master Association Response and/or Actions pertaining to the existing Maintenance Agreement and the 2nd Amendment

Mrs. Perez advised that no action had been taken by the Master Association on this matter and provided a verbal recap of the process to date, noting that late last year to early this year the Master Association provided the District with a termination letter effective November 1, 2025, for the removal of the requested responsibilities from the existing maintenance agreement between the District and the Master Association. The District prepared a 2nd Amendment and forwarded same to the Master Association for consideration. In this same time period, the Master Association board completely changed to a new Board. Mrs. Perez provided several communications to the Property Manager and the President of the Master Association and was advised that additional time was needed to review the Agreement and 2nd Amendment. To date no response has been received. A discussion ensued and Supervisor Schiavi advised that the property management company had been or was to be changed. A brief discussion ensued and the Board agreed to have Chairman Arias reach out to the President of the Master Association directly to request a meeting between the District Manager, the District Chairman and the President of the Master Association to discuss this matter.

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. She pointed out that the available funds as of September 30, 2025, were \$72,226.54.

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

K. DISTRICT COUNSEL REPORT

Mrs. Fernandez-Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

L. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez advised that the next meeting was scheduled for January 13, 2026.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Garcia, seconded by Supervisor Schiavi and passed unanimously adjourning the Regular Board Meeting at 7:29 p.m.

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Islands at Doral (NE) Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 12, 2026 at 7:00 p.m. in the Doral Legacy Park, 2nd Floor Conference Room located at 11400 NW 82nd Street, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of March, 2026.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Islands At Doral (NE)
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	89,662
Maintenance Assessments	105,859
Debt Assessments	554,723
Interest Income	1,200
TOTAL REVENUES	\$ 751,444
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance Contingency	5,000
Roadway Maintenance/Reserve	63,508
Stormwater Management/Reserve	27,000
Storm Drainage/Class V Permit	3,500
Field Operations	1,500
Engineering/Inspections	4,000
TOTAL MAINTENANCE EXPENDITURES	\$ 104,508
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	35,232
Secretarial	4,200
Legal	11,500
Assessment Roll	7,500
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	4,000
Miscellaneous	800
Postage	425
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,782
TOTAL EXPENDITURES	\$ 193,290
REVENUES LESS EXPENDITURES	\$ 558,154
Bond Payments	(524,213)
BALANCE	\$ 33,941
County Appraiser & Tax Collector Fee	(14,080)
Discounts For Early Payments	(28,161)
EXCESS/ (SHORTFALL)	\$ (8,300)
Carryover From Prior Year	8,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	90,665	89,705	89,662	Expenditures Less Interest & Carryover (40%)/.94
Maintenance Assessments	8,537	105,859	105,859	Expenditures & Carryover (60%) /.94
Debt Assessments	554,722	554,723	554,723	Bond Payments/.94
Interest Income	6,703	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 660,627	\$ 751,247	\$ 751,444	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance Contingency	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway Maintenance/Reserve	0	63,508	63,508	No Change From 2025/2026 Budget
Stormwater Management/Reserve	0	22,000	27,000	\$5,000 Increase From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Field Operations	0	1,500	1,500	No Change From 2025/2026 Budget
Engineering/Inspections	3,947	4,000	4,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 3,947	\$ 99,508	\$ 104,508	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	214	400	400	Projected At 8% Of Supervisor Fees
Management	33,348	34,308	35,232	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	13,137	10,500	11,500	\$1,000 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,300	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,769
Legal Advertisements	4,173	3,500	4,000	\$500 Increase From 2025/2026 Budget
Miscellaneous	803	800	800	No Change From 2025/2026 Budget
Postage	1,422	450	425	\$25 Decrease From 2025/2026 Budget
Office Supplies	1,024	450	450	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,246	4,100	4,200	\$100 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,400	\$ 85,283	\$ 88,782	
TOTAL EXPENDITURES	\$ 90,347	\$ 184,791	\$ 193,290	
REVENUES LESS EXPENDITURES	\$ 570,280	\$ 566,456	\$ 558,154	
Bond Payments	(530,049)	(524,213)	(524,213)	2027 Principal & Interest Payments
BALANCE	\$ 40,231	\$ 42,243	\$ 33,941	
County Appraiser & Tax Collector Fee	(6,303)	(14,081)	(14,080)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(22,696)	(28,162)	(28,161)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ (8,300)	
Carryover From Prior Year	0	0	8,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,232	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,753	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	530,049	524,213	524,213	NAV Tax Collection
Total Revenues	\$ 544,802	\$ 525,413	\$ 525,713	
EXPENDITURES				
Principal Payments	305,000	315,000	325,000	Principal Payment Due In 2027
Interest Payments	93,459	71,321	53,226	Interest Payments Due In 2027
Additional Principal Payments	225,000	139,092	147,487	Additional Principal Payments
Total Expenditures	\$ 623,459	\$ 525,413	\$ 525,713	
Excess/ (Shortfall)	\$ (78,657)	\$ -	\$ -	

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 1/1/2026 = \$1,860,000

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

Current Principal Amount Due In May 2029: \$880,000

Islands At Doral (NE) Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative For Single Family Homes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Single Family Homes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 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	\$ 1,709.21	\$ 1,770.29	\$ 1,955.98	\$ 1,955.90
Administrative For Townhomes	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Townhomes	\$ 13.03	\$ 16.03	\$ 199.36	\$ 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	\$ 1,255.14	\$ 1,316.22	\$ 1,501.91	\$ 1,501.83
Administrative For Condominiums	\$ 108.50	\$ 166.58	\$ 168.94	\$ 168.86
Maintenance For Condominiums	\$ 13.03	\$ 16.03	\$ 199.36	\$ 199.36
<u>Debt For Condominiums</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>	<u>\$ 906.57</u>
Total	\$ 1,028.10	\$ 1,089.18	\$ 1,274.87	\$ 1,274.79

* 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

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Islands at Doral (NE) Community Development District
Our File: 555.03240**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

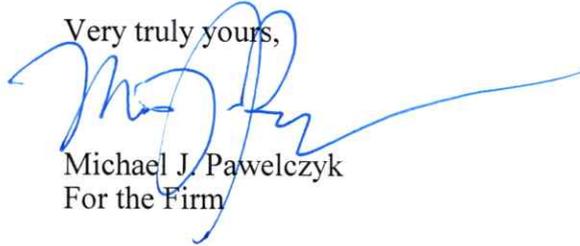
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Michael J. Pawelczyk', with a long horizontal flourish extending to the right.

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.com

Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Islands at Doral NE Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

Reference: Islands at Doral NE Community Development District
Alvarez Engineers Personnel Billing Rates

Via: Email Only: gperez@sdsinc.org

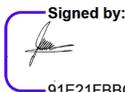
Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:


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Juan R. Alvarez, President
Alvarez Engineers, Inc.



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Islands at Doral NE CDD			
Current 2006 Rates		Proposed 2026 Rates	
Principal	\$ 170.00	Principal	\$ 240.00
		Chief Engineer	\$ 230.00
		Project Manager	\$ 215.00
Senior Project Engineer	\$ 125.00	Senior Engineer	\$ 185.00
Project Engineer	\$ 105.00	Engineer 2	\$ 165.00
		Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer Intern	\$ 90.00	Engineer Intern	\$ 140.00
Computer Aided Design and Drafter (CADD)	\$ 75.00	Senior Designer	\$ 120.00
		CADD/Computer Technician	\$ 105.00
		Senior Engineering Technician	\$ 110.00
Engineering Technician	\$ 73.00	Engineering Technician	\$ 100.00
Secretary/Clerical	\$ 40.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification

Definition

Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical



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May 6, 2025

Islands at Doral NE CDD
Attn: District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Via: Email Only: gperez@sdsinc.org

Reference: Digitization of Existing Stormwater Infrastructure Data into ArcGIS for Islands at Doral NE Community Development District

Dear Gloria and CDD Board of Supervisors,

It is recommended that Islands at Doral NE Community Development District (the "District" or "CDD") adopt a comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive Stormwater Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained stormwater infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Proactive Maintenance:** Minimizes risks such as flooding and system failures while reducing costly emergency repairs. Prioritizing critical structures based on factors like previous service dates ensures efficient resource allocation.
 - iv. **Regular Reporting:** Routine reporting on the condition and upkeep of stormwater infrastructure ensures accountability and supports compliance with local and state requirements.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of stormwater systems to streamline asset management.
 - ii. **Track Maintenance Activities:** Log deficiencies, corrections, and service dates for comprehensive system oversight.



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- iii. **Ensure Regulatory Compliance:** Meet requirements such as Miami-Dade County's GIS-based infrastructure reporting for CDDs with stormwater management systems that connect to downstream County-owned stormwater facilities, and Class V Dewatering Permit tracking for any maintenance dewatering activity of stormwater systems.
- iv. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and align with SFWMD's 20-Year Assessment under Chapter 403.9302.

2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance
- iii. Upload the latest maintenance record of each asset

3. Compensation

Total compensation for the digitization of stormwater infrastructure data will be a lump sum amount of \$8,750.00. Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

DocuSigned by:

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 Juan R. Alvarez, PE
 President, Alvarez Engineers, Inc.



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

CLASS V DEWATERING PERMIT RUNNING

PROPOSAL SUBMITTED TO: Islands at Doral NE CDD % SDS, Inc.	PROJECT NAME: Islands at Doral NE CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 10860 NW 85th Terrace, Doral, FL 33178
CONTACT: Management	DATE: March 3, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: The contractor is pleased to submit the attached price sheet for storm drain maintenance services to be conducted within the District as required. Contractor will conduct permit running of Miami Dade County’s Class V Dewatering Permit as a courtesy to the District should Contractor be engaged as service provider for the District. The District will be responsible for the permit annual cost of \$2,150.00.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$_____

_____ **Dollars and 00/100 Cents**

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative’s Signature

Date of Acceptance

Raptor Vac-Systems, Inc.

Price Sheet

Islands at Doral NE CDD - 10860 NW 85th Terrace, Doral, FL 33178

Improvement/Item Type	Unit Price
Catch Basin/Manhole Cleaning	\$115.00
Baffle Removal/Reinstall	\$150.00
Pneumatic plug Install/Removal (12" to 24" plug included, larger sizes, same install rate plus rental price).	\$150.00
Baffle Replacement (New one, Install Included)	\$500.00
3" Water Pump and Hoses (Daily)	\$250.00
Truck Load (Disposal tickets to be provided)	\$200.00
Mobilization (Daily)	\$400.00
Dewatering Storm Drain Filter	\$150.00/each (usually one throughout project)
Support Pick Up Truck (Daily)	\$100.00
6" Vacuum Hose for Open Space Area Structures (Daily)	\$200.00 (up to 150LF)

Pipeline Improvements Cleaning

Price per Linear Foot

Description

Medium Duty Heavy Duty

12" Pipe Cleaning	\$1.50	
15" Pipe Cleaning	\$2.50	
18" Pipe Cleaning	\$2.75	
24" Pipe Cleaning	\$2.75	

Pipeline Improvement CCTV Inspection

Price per Linear Foot

All size(s) Pipeline	\$1.50
Mobilization (Daily)	\$350.00

Permitting

Price

Class V Permit Running	\$0.00
Class V Permit Cost	Refer to Miami-Dade County Pricing*
Quarterly Reports Completion and Submission	\$0.00

*Note: All Miami Dade County Costs to be paid by District. Submittal and processing to be conducted by Raptor Vac as courtesy to District. Annual permit cost as of latest County communication is \$2,150.00

Islands At Doral (NE)
Community Development District

**Financial Report For
January 2026**

Islands at Doral (NE) Community Development District
Budget vs. Actual
October 2025 through January 2026

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	75,607.71	89,705.00	-14,097.29	84.29%
363.101 · Maint Assessment Income	89,199.40	105,859.00	-16,659.60	84.26%
363.810 · Debt Assessment	467,364.41	554,723.00	-87,358.59	84.25%
363.820 · Debt Assessment-Paid To Trustee	-444,185.75	-524,213.00	80,027.25	84.73%
363.830 · Assessment Fees	-6,068.88	-14,081.00	8,012.12	43.1%
363.831 · Discounts For Early Payments	-25,283.28	-28,162.00	2,878.72	89.78%
369.401 · Interest Income	337.27	960.00	-622.73	35.13%
Total Income	<u>156,970.88</u>	<u>184,791.00</u>	<u>-27,820.12</u>	<u>84.95%</u>
Expense				
511.122 · Payroll Expense	45.90	400.00	-354.10	11.48%
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.305 · Maintenance Contingency	0.00	5,000.00	-5,000.00	0.0%
511.307 · Roadway Maintenance/Reserve	0.00	63,508.00	-63,508.00	0.0%
511.307 · Stormwater Maintenance/Reserve	0.00	22,000.00	-22,000.00	0.0%
511.308 · Storm Drainage/Class V Permit	0.00	3,500.00	-3,500.00	0.0%
511.309 · Field Operations	500.00	1,500.00	-1,000.00	33.33%
511.310 · Engineering	0.00	4,000.00	-4,000.00	0.0%
511.311 · Management Fees	11,436.00	34,308.00	-22,872.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	2,680.00	10,500.00	-7,820.00	25.52%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	7,769.00	7,300.00	469.00	106.43%
511.480 · Legal Advertisements	532.76	3,500.00	-2,967.24	15.22%
511.512 · Miscellaneous	86.15	800.00	-713.85	10.77%
511.513 · Postage and Delivery	0.00	450.00	-450.00	0.0%
511.514 · Office Supplies	215.80	450.00	-234.20	47.96%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
Total Expense	<u>26,107.25</u>	<u>184,791.00</u>	<u>-158,683.75</u>	<u>14.13%</u>
Net Income	<u>130,863.63</u>	<u>0.00</u>	<u>130,863.63</u>	<u>100.0%</u>

**ISLANDS AT DORAL (NE) COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
Administrative Assessments	89,705	0	75,608
Maintenance Assessments	105,859	0	89,199
Debt Assessments	554,723	0	467,364
Interest Income	960	0	337
Total Revenues	\$ 751,247	\$ -	\$ 632,508
MAINTENANCE EXPENDITURES			
Maintenance Contingency	5,000	0	0
Roadway Maintenance/Reserve	63,508	0	0
Stormwater Management/Reserve	22,000	0	0
Storm Drainage/Class V Permit	3,500	0	0
Field Operations	1,500	125	500
Engineering/Inspections	4,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 99,508	\$ 125	\$ 500
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	600
Payroll Taxes (Employer)	400	0	46
Management	34,308	2,859	11,436
Secretarial	4,200	350	1,400
Legal	10,500	500	2,680
Assessment Roll	7,500	0	0
Audit Fees	3,600	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	7,300	0	7,769
Legal Advertisements	3,500	0	533
Miscellaneous	800	0	86
Postage	450	0	0
Office Supplies	450	1	216
Dues & Subscriptions	175	0	175
Trustee Fees	4,100	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	666
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,283	\$ 3,877	\$ 25,607
TOTAL EXPENDITURES	\$ 184,791	\$ 4,002	\$ 26,107
Revenues Less Expenditures	\$ 566,456	\$ (4,002)	\$ 606,401
Bond Payments	(524,213)	0	(444,186)
Balance	\$ 42,243	\$ (4,002)	\$ 162,215
County Appraiser & Tax Collector Fee	(14,081)	0	(6,069)
Discounts For Early Payments	(28,162)	0	(25,283)
Excess/ (Shortfall)	\$ -	\$ (4,002)	\$ 130,863
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,002)	\$ 130,863
Bank Balance As Of 1/31/26	\$ 274,296.71		
Accounts Payable As Of 1/31/26	\$ 71,489.17		
Accounts Receivable As Of 1/31/26	\$ -		
Available Funds As Of 1/31/26	\$ 202,807.54		

**ISLANDS AT DORAL (NE) CDD
TAX COLLECTIONS
2025-2026**

#	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
									\$750,289.00	\$89,707.00	\$105,860.00	\$ 554,722.00	\$89,707.00	\$105,860.00	\$554,722.00	
									\$709,004.00	\$85,283.00	\$99,508.00	\$ 524,213.00	\$85,283.00	\$99,508.00	\$524,213.00	\$524,213.00
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 1,274.87		\$ (12.24)	\$ (50.99)	\$ 1,211.64	\$ 152.48	\$ 179.88	\$ 942.51	\$ 144.92	\$ 170.96	\$ 895.76	\$ 895.76
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 67,376.11		\$ (646.81)	\$ (2,695.15)	\$ 64,034.15	\$ 8,058.18	\$ 9,506.77	\$ 49,811.16	\$ 7,658.48	\$ 9,035.22	\$ 47,340.45	\$ 47,340.45
3	3	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 463,914.40		\$ (4,453.56)	\$ (18,556.78)	\$ 440,904.06	\$ 55,484.16	\$ 65,458.32	\$ 342,971.92	\$ 52,732.13	\$ 62,211.56	\$ 325,960.37	\$ 325,960.37
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 61,089.11		\$ (586.46)	\$ (2,443.60)	\$ 58,059.05	\$ 7,306.26	\$ 8,619.67	\$ 45,163.18	\$ 6,943.86	\$ 8,192.13	\$ 42,923.06	\$ 42,923.06
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 10,522.22		\$ (100.09)	\$ (512.97)	\$ 9,909.16	\$ 1,258.45	\$ 1,484.69	\$ 7,779.08	\$ 1,185.13	\$ 1,398.19	\$ 7,325.84	\$ 7,325.84
6	6	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 27,994.81		\$ (269.72)	\$ (1,023.79)	\$ 26,701.30	\$ 3,348.18	\$ 3,950.07	\$ 20,696.56	\$ 3,193.48	\$ 3,767.55	\$ 19,740.27	\$ 19,740.27
7									\$ -							\$ -
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21									\$ -							\$ -
					\$ 632,171.52	\$ -	\$ (6,068.88)	\$ (25,283.28)	\$ 600,819.36	\$ 75,607.71	\$ 89,199.40	\$ 467,364.41	\$ 71,858.00	\$ 84,775.61	\$ 444,185.75	\$ 444,185.75

<u>Assessment Roll</u>	
Admin:	\$89,707.14
Maint:	\$105,860.16
Debt:	\$554,721.93
Total	\$750,289.23

<u>Collections</u>
84.26%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$	632,171.52	
\$	-	\$ 600,819.36
\$	(75,607.71)	\$ (71,858.00)
\$	(89,199.40)	\$ (84,775.61)
\$	(467,364.41)	\$ (444,185.75)
\$	-	\$ -