



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
MAY 10, 2017
6:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.islandsdoralswddd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
 Islands at Doral Clubhouse Meeting Room
 8250 N.W. 112th Court
 Doral, Florida 33178
REGULAR BOARD MEETING & PUBLIC HEARING
 May 10, 2017
 6:30 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. March 8, 2017 Regular Board Meeting.....Page 2
- G. **Public Hearing**
 - 1. Proof of Publication.....Page 6
 - 2. Announce Mailing of Assessment Increase Letter Dated April 7, 2017
 - 3. Receive Public Comments on Fiscal Year 2017/2018 Final Budget & Assessments
 - 4. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 7
- H. Old Business
 - 1. **Staff Report** As Required
- I. New Business
 - 1. Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Regular Meeting Schedule.....Page 14
 - 2. Update Regarding Debt Service Payment: May 1, 2016
- J. Administrative & Operational Matters
 - 1. Financial Risk Management Policy Review/Update – Fiscal Year 2016/2017.....Page 16
 - 2. Statement of Financial Interests-Disclosure – **2016 Form 1** – Filing Deadline: July 1, 2017
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

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

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

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

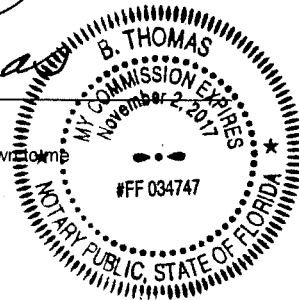
09/26/2016

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

Sworn to and subscribed before me this
26 day of SEPTEMBER, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Islands at Doral (SW) Community Development District will hold Regular Meetings in the Meeting Room of The Islands at Doral Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178 at 6:30 p.m. on the following dates:

- October 12, 2016
- November 9, 2016
- December 14, 2016
- February 8, 2017
- March 8, 2017
- April 12, 2017
- May 10, 2017
- June 14, 2017
- September 13, 2017

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 Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305) 777-0761 and/or toll free 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 (305) 777-0761 and/or toll free 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 (SW) COMMUNITY DEVELOPMENT DISTRICT

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9/26

16-77/0000154695M

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 8, 2017

A. CALL TO ORDER

District Manager Neil Kalin called the March 8, 2017, Regular Board Meeting of the Islands at Doral (SW) Community Development District to order at 6:37 p.m. in the Meeting Room of the Islands at Doral Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 26, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of the following Supervisors: May Diaz, Ana Rolon, Elizabeth Canchola, Jairo Zapata and Oscar Cardenas constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ELECTION OF OFFICERS

Mr. Kalin stated that due to the election results of November 8, 2016, and subsequent commencement of new terms of office in Seats 3, 4 and 5, effective on November 22, 2016, it would be in order to elect officers on the Board of Supervisors of the District. Mr. Kalin provided the following names for election:

- Chairperson – Mary Diaz
- Vice Chairperson – Ana Rolon
- Secretary/Treasurer – Neil Kalin
- Assistant Secretaries – Oscar de Cardenas, Jairo Zapata, Elizabeth Canchola, Armando Silva and Gloria Perez. A discussion ensued after which;

A **motion** was made by Mr. Cardenas, seconded by Ms. Diaz and unanimously passed to *elect* the officers of the Board of Supervisors of the Islands at Doral (SW) Community Development District as listed and stated above.

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

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 8, 2017

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

G. APPROVAL OF MINUTES

1. November 9, 2016, Regular Board Meeting

Mr. Kalin presented the minutes of the November 9, 2016, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Rolon, seconded by Mr. Cardenas and unanimously passed to approve the minutes of the November 9, 2016, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update on Storm Drain Inlet Repair Project

The stormwater drain inlet repair project on SW 114th Place within the Windward subdivision has been successfully completed and the City of Doral has issued a final approval on the original permit. No further action on this matter is required at this time.

2. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget

Mr. Kalin presented Resolution No. 2017-01, entitled:

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin stated that in order to effectively operate the District and to balance the proposed 2017/2018 fiscal year budget, the overall assessments, as presented, had increased and as such, letters to property owners notifying them of the increase in assessments would be required. The annual increase in assessments would be approximately \$88.00 per unit. In addition, Mr. Kalin stated as part of Resolution No. 2017-01, the Board must set a date for the public hearing to adopt the 2017/2018 final fiscal year budget and assessments. A discussion ensued regarding the proposed budget increase and public hearing date after which:

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 8, 2017

A **motion** was made by Ms. Rolon, seconded by Ms. Diaz and unanimously passed to approve and adopt Resolution No. 2017-01, *as presented*; providing for a proposed assessment increase, and authorizes Staff to prepare a mailing to notify property owners (at least thirty {30} days prior to the budget public hearing date) of the assessment increase and budget public hearing date; and also sets the public hearing to adopt the 2017/2018 Fiscal Year budget and assessments for May 10, 2017, at 6:30 p.m. in the Islands at Doral Clubhouse Meeting Room, located at 8250 NW 112th Court, Doral, Florida 33178.

2. Consider Resolution No. 2017-02 Electronic Approval Process and Authorized Signatories

Mr. Kalin presented Resolution No. 2017-02, entitled:

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided an explanation for the document and outlined that Special District Services, Inc. had reorganized officials within the firm. Consequently, check signers for the District's operating account would be shifting and it would be in order to consider the necessary changes. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Ms. Rolon and unanimously passed to approve and adopt Resolution No. 2017-02, *as presented*; thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Neil Kalin and Mary Diaz to serve as the signatories on the District's checking/operating account. In addition, two (2) signatures will be required on each check and checks will be released after electronic approvals have been provided by the Chairperson or the Vice Chairperson in the Chairperson's absence.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Posting of Signage on Lake Tracts – “No Trespassing”

Board Member Ms. Canchola expressed her concerns regarding recreational use of the lake area within the District/Community and asked the Board to consider installing signage in and around the lake tracts noticing the residents and public that use of the lake area was prohibited and any such use would be considered trespassing. Mr. Kalin reminded the

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 8, 2017

Board that the sole purpose for the lake area was strictly for stormwater and enhancement of flood protection to the community and residents. Mr. Kalin suggested that a flier be included in the assessment increase mailing notice that explains the purpose of the lakes and also states that recreational use of the lake tract is strictly prohibited. In addition, a message can be placed on the District's website alerting residents of the prohibition on recreating within the lake tracts. A discussion ensued and the consensus of the Board was to have the District Manager act upon his recommendations.

2. Update Regarding Board Member Contact Information

Mr. Kalin reminded the Board to please provide the District office with any changes in contact information, when applicable.

3. Discussion Regarding Statement of Financial Interests – 2016 Form 1

Mr. Kalin advised the Board that in early May they would be receiving in the mail their individual Statement of Financial Interests **2016 Form 1** for completion.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated that the next meeting would be held on May 10, 2017, at 6:30 p.m.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Diaz, seconded by Ms. Canchola and unanimously passed to adjourn the Regular Board Meeting at 7:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**Notice of Public Hearing
and Regular Board Meeting of the
Islands at Doral (SW) Community Development District**

The Board of Supervisors (the "Board") of the Islands at Doral (SW) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 10, 2017, at 6:30 p.m., or as soon thereafter as can be heard, in the Meeting Room of the Islands at Doral Community Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. 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 more Supervisors will participate by telephone; therefore, a speaker telephone will be present 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 (305) 777-0761 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

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

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

Islands at Doral (SW) Community Development District

www.islandsatdoralswcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 04/21/17 & 04/28/17

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (SW) Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 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 (SW) COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 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 10th day of May, 2017.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

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

FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	78,231
Maintenance Assessments	27,128
Debt Assessments	634,523
Other Revenues	0
Interest Income	360
TOTAL REVENUES	\$ 740,242
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering Report/Inspections	1,500
Storm Drain Inlet Maintenance	7,200
Street/Roadway Maintenance - Polynesian Subdivision	3,000
Miscellaneous General Maintenance	1,800
Miscellaneous Stormwater System Maintenance	12,000
TOTAL MAINTENANCE EXPENDITURES	\$ 25,500
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	28,944
Secretarial & Field Operations	5,400
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,500
Legal Advertisements	700
Miscellaneous	1,320
Postage	275
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,350
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,897
TOTAL EXPENDITURES	\$ 99,397
REVENUES LESS EXPENDITURES	\$ 640,845
Bond Payments	(596,452)
BALANCE	\$ 44,393
County Appraiser & Tax Collector Fee	(14,798)
Discounts For Early Payments	(29,595)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	44,636	33,539	78,231	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	5,948	11,809	27,128	Expenditures /.94
Debt Assessments	633,372	636,801	634,523	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	369	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 684,325	\$ 682,509	\$ 740,242	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	760	1,200	1,500	\$300 Increase From 2016/2017 Budget
Storm Drain Inlet Maintenance	0	5,400	7,200	\$1,800 Increase From 2016/2017 Budget
Street/Roadway Maintenance - Polynesian Subdivision	0	3,000	3,000	No Change From 2016/2017 Budget
Miscellaneous General Maintenance	13,490	1,500	1,800	No Change From 2016/2017 Budget
Miscellaneous Stormwater System Maintenance	0	0	12,000	Miscellaneous Stormwater System Maintenance
TOTAL MAINTENANCE EXPENDITURES	\$ 14,250	\$ 11,100	\$ 25,500	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	5,000	5,000	No Change From 2016/2017 Budget
Payroll Taxes (Employer)	168	383	383	Supervisor Fees *7.65%
Management	28,164	28,356	28,944	CPI Adjustment
Secretarial & Field Operations	4,500	4,800	5,400	\$600 Increase From 2016/2017 Budget
Legal	6,318	8,000	8,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2016/2017 Budget
Audit Fees	3,600	3,700	3,700	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2016/2017 Budget
Insurance	5,665	6,373	6,500	\$127 Increase From 2016/2017 Budget
Legal Advertisements	453	700	700	No Change From 2016/2017 Budget
Miscellaneous	891	1,100	1,320	\$220 Increase From 2016/2017 Budget
Postage	120	300	275	\$25 Decrease From 2016/2017 Budget
Office Supplies	391	500	500	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	4,335	4,350	4,350	No Change From 2016/2017 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,630	\$ 72,387	\$ 73,897	
TOTAL EXPENDITURES	\$ 79,880	\$ 83,487	\$ 99,397	
REVENUES LESS EXPENDITURES	\$ 604,445	\$ 599,022	\$ 640,845	
Bond Payments	(600,118)	(598,593)	(596,452)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 4,327	\$ 429	\$ 44,393	
County Appraiser & Tax Collector Fee	(6,609)	(13,643)	(14,798)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(23,026)	(27,286)	(29,595)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (25,308)	\$ (40,500)	\$ -	
Carryover From Prior Year	0	40,500	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (25,308)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16	25	20	Projected Interest For 2017/2018
NAV Tax Collection	600,118	598,593	596,452	2018 P & I Payments Less Earned Interest
Total Revenues	\$ 600,134	\$ 598,618	\$ 596,472	
EXPENDITURES				
Principal Payments	245,000	260,000	270,000	Principal Payment Due In 2018
Interest Payments	356,828	338,618	326,472	Interest Payments Due In 2018
Total Expenditures	\$ 601,828	\$ 598,618	\$ 596,472	
Excess/ (Shortfall)	\$ (1,694)	\$ -	\$ -	

Series 2007 Refunding Bonds Information

Original Par Amount =	\$9,505,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.52%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2007		
Maturity Date =	May 2035		

**Islands At Doral (SW) Community Development District
Assessment Comparison**

Lot Size		Original Projected Assessment*	Fiscal Year 2014/2015 Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
23	Administrative	\$ -	\$ 73.23	\$ 65.09	\$ 50.51	\$ 117.82
	Maintenance	\$ -	\$ 11.54	\$ 8.97	\$ 17.78	\$ 40.85
	<u>Debt</u>	\$ -	\$ 783.46	\$ 789.59	\$ 792.87	\$ 790.03
	Total For Lot Size 23	\$ 1,062.50	\$ 868.23	\$ 863.65	\$ 861.16	\$ 948.70
32	Administrative	\$ -	\$ 73.23	\$ 65.09	\$ 50.51	\$ 117.82
	Maintenance	\$ -	\$ 11.54	\$ 8.97	\$ 17.78	\$ 40.85
	<u>Debt</u>	\$ -	\$ 941.74	\$ 949.11	\$ 953.05	\$ 949.64
	Total For Lot Size 32	\$ 1,250.00	\$ 1,026.51	\$ 1,023.17	\$ 1,021.34	\$ 1,108.31
35	Administrative	\$ -	\$ 73.23	\$ 65.09	\$ 50.51	\$ 117.82
	Maintenance	\$ -	\$ 11.54	\$ 8.97	\$ 17.78	\$ 40.85
	<u>Debt</u>	\$ -	\$ 994.50	\$ 1,002.29	\$ 1,006.45	\$ 1,002.85
	Total For Lot Size 35	\$ 1,312.50	\$ 1,079.27	\$ 1,076.35	\$ 1,074.74	\$ 1,161.52
50	Administrative	\$ -	\$ 73.23	\$ 65.09	\$ 50.51	\$ 117.82
	Maintenance	\$ -	\$ 11.54	\$ 8.97	\$ 17.78	\$ 40.85
	<u>Debt</u>	\$ -	\$ 1,334.28	\$ 1,344.72	\$ 1,350.31	\$ 1,345.48
	Total For Lot Size 50	\$ 1,750.00	\$ 1,419.05	\$ 1,418.78	\$ 1,418.60	\$ 1,504.15

* Assessments Include the Following :

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

Community Information:

Twenty Three Foot Lots	280
Thirty Two Foot Lots	120
Thirty Five Foot Lots	163
<u>Fifty Foot Lots</u>	<u>101</u>
Total Units	664

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (SW) Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 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 (SW) 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 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of May 2017.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Islands at Doral (SW) Community Development District** (the “District”) will hold Regular Meetings in the Meeting Room of The Islands at Doral Clubhouse located at 8250 NW 112th Court, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

**October 11, 2017
November 8, 2017
December 13, 2017
February 14, 2018
March 14, 2018
April 11, 2018
May 9, 2018
June 13, 2018
September 12, 2018**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 305-777-0761 and/or toll free 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 with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswccd.org

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FINANCIAL RISK MANAGEMENT POLICY

(Fiscal Year 2016/2017)

Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of good management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and

b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure; and

c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and

d. A designated member of the Board (by an electronic approval procedure) has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and

e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and

f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.
