ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 11, 2026

6:30 P.M.

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

www.islandsdoralswcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82 Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
November 11, 2026
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. September 9, 2026 Regular Board Meeting & Public Hearing…….Page 3
G. Old Business
   1. Staff Report, as Required
H. New Business
   1. Consider Roadway Resurfacing Contractor Selection……..Page 8
I. Administrative & Operational Matters
   1. 2026 Candidate Results (Seats 1 & 2)
   2. 2026 Annual Engineer's Report……..Page 9
   3. Reminder: Required Four-Hour Ethics Training (Due by December 31, 2026)
J. Board Member & Staff Closing Comments
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57899	IPL0377345	Legal Ad - IPL0377345		1.0	83.0L

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

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
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 Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

October 14, 2026
November 11, 2026
December 9, 2026
February 10, 2027
March 10, 2027
April 14, 2027
June 9, 2027
September 8, 2027

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 nnguyen@sdsinc.org 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 ensure 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 nnguyen@sdsinc.org 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.islandsdoralswcdd.org
IPL0377345
Oct 2 2026

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 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:
10/02/26 Print

Print Tearsheet Link

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Amanda Rodela

Sworn to and subscribed before me on Oct 2, 2026, 9:51 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at **6:30 p.m.** on the following dates:

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ISLANDS AT DORAL (SW) community development district

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IPL0377345
Oct 2 2026

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
SEPTEMBER 9, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 9, 2026, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the "District") to order at 6:33 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on August 20, 2027 and August 27, 2027, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Elizabeth Canchola, Vice Chairman Oscar De Cardenas, and Supervisor Anisbel Rubi, constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. June 10, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the June 10, 2026, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Canchola, seconded by Mr. De Cardenas and unanimously passed approving the minutes of the June 10, 2026, Regular Board Meeting, as presented.

NOTE: At approximately 6:36 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on August 20, 2026, and August 27, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Ms. Rubi, seconded by Ms. Canchola and unanimously passed to approve and adopt Resolution No. 2026-03, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 6:52 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Ms. Nguyen presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. De Cardenas, seconded by Ms. Canchola and unanimously passed to approve and adopt Resolution No. 2026-04, as presented; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Amended Budget

Ms. Nguyen presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that the projected fund balance at the end of the fiscal year is approximately $464,000. Ms. Nguyen reminded the Board that part of these funds will be used to resurface the Polynesian roadways. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Ms. Rubi and unanimously passed to adopt Resolution No. 2026-05, as presented, thereby setting the amended/revised budget for the 2025/2026 fiscal year.

Ms. Nguyen presented the Polynesian Milling and Resurfacing Engineer's Opinion of Construction Cost received from Alvarez Engineers, the District Engineer. Ms. Nguyen indicated that the projected costs are approximately $148,000. Ms. Nguyen stated that this does not include the costs for the District Engineer's project management services. The Board reviewed the costs.

Alvarez Engineers, Inc. By KR/AC 9/9/2026

EXHIBIT 1
Polynesian Milling and Resurfacing
Islands at Doral Southwest CDD
Engineer's Opinion of Construction Cost

ITEM	PAY ITEM	DESCRIPTION	UNITS	AVERAGE UNIT COST	QUANTITY	TOTAL AMOUNT
		ROADWAY PAY ITEMS				
1	0327 70 19	MILLING EXISTING ASPHALT PAVEMENT, 3/4" AVG DEPTH	SY	$3.00	11556	$34,666.96
2	0334 1 12	SUPERPAVE ASPHALTIC CONC, TRAFFIC B, SP-9.5	TN	$180.00	476.7	$85,806.00
					TOTAL ROADWAY PAY ITEMS =	$120,472.96

ITEM	PAY ITEM	DESCRIPTION	UNITS	AVERAGE UNIT COST	QUANTITY	TOTAL AMOUNT
		SIGNING AND PAVEMENT MARKING PAY ITEMS				
3	0706 1 3	RAISED PAVEMENT MARKER, TYPE B	EA	$5.00	80	$400.00
4	0710 11121	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR PARKING LINES, 6"	LF	$1.50	253	$379.50
5	0710 11123	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR CROSSWALK AND ROUNDABOUT, 12"	LF	$1.50	345	$517.50
6	0710 11124	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR DIAGONAL OR CHEVRON, 18"	LF	$1.50	27	$41.09
7	0710 11125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE OR CROSSWALK, 24"	LF	$2.50	181	$452.50
8	0710 11160	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	$55.00	1	$55.00
9	0710 11170	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, ARROWS	EA	$55.00	3	$165.00
10	0710 11101	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	GM	$2,900.00	0.015	$43.50
11	0710 11201	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	GM	$1,600.00	0.314	$502.12
12	0710 11224	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID FOR DIAGONAL OR CHEVRON, 18"	LF	$1.50	63	$94.50
13	0710 11421	PAINTED PAVEMENT MARKINGS, STANDARD, BLUE, SOLID FOR PARKING LOT- ACCESSIBLE MARKINGS, 6"	LF	$1.50	37	$55.50
14	0711 11121	THERMOPLASTIC, STANDARD, WHITE, SOLID, 6" FOR PARKING SPACES	LF	$1.50	253	$379.50
15	0711 11123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK AND ROUNDABOUT	LF	$2.50	345	$862.50
16	0711 11124	THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS AND CHEVRONS	LF	$4.00	27	$108.00
17	0711 11125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	$5.00	181	$905.00
18	0711 11160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	$130.00	1	$130.00
19	0711 11170	THERMOPLASTIC, STANDARD, WHITE, ARROW	EA	$130.00	3	$390.00
20	0711 11224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	$4.00	63	$252.00
21	0711 11421	THERMOPLASTIC, STANDARD, BLUE, SOLID,6"	LF	$6.00	37	$222.00
22	0711 16101	THERMOPLASTIC, STANDARD-OTHER SURFACES, WHITE, SOLID, 6"	GM	$6,099.00	0.015	$91.49
23	0711 16201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	$6,000.00	0.314	$1,884.00
					TOTAL SIGNING AND PAVEMENT MARKING PAY ITEMS =	$7,930.69

		SUBTOTAL				$128,403.65
24	102-1	MAINTENANCE OF TRAFFIC				$5,000.00
		SUBTOTAL ALL AREAS				$133,403.65
25	101-1	MOBILIZATION				$1,500.00
		PROJECT TOTAL				$134,903.65
26	999-25	CONTINGENCY (5%)				$6,745.18
27		ENGINEERING PLANS PRODUCTION / PERMITTING				$6,500.00
		ENGINEER'S OPINION OF CONSTRUCTION COST				$148,148.83

NOTE: During item J.1. discussion, Ms. Rubi was appointed as the District's liaison for the Polynesian milling and resurfacing project.

3. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2026-06, entitled:

RESOLUTION 2026-06

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

Ms. Nguyen explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2025 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2025/2026.

A **motion** was made by Mr. De Cardenas, seconded by Ms. Rubi and unanimously passed accepting Resolution No. 2026-06, as presented, adopting the Islands at Doral (SW) Community Development District's Goals and Objectives Annual Report, and further adopting the same goals and objectives for fiscal year 2026/2027.

4. Consider Approval of Audit Renewal

Ms. Nguyen stated that during the September 13, 2023 District meeting, the Board elected Grau & Associates to perform the District's audits for the fiscal years ending September 30, 2023, September 30, 2024, and September 30, 2025 with a renewal option to perform the September 30, 2026 and September 30, 2027 audits. Ms. Nguyen further explained that the proposed fees for fiscal year 2025/2026 audit is $3,700, and the proposed fees for the fiscal year 2026/2027 audit is $3,800. Ms. Nguyen stated that Management is pleased with the professionalism and competence of Grau & Associates; therefore, it is recommended that the Board approve the renewal option.

Ms. Nguyen explained the steps and approximate costs if the District would choose not to accept the renewal option. A discussion ensued, after which:

A **motion** was made by Ms. Rubi, seconded Ms. Canchola and unanimously passed to approve the renewal option and authorize Grau & Associates to perform the Islands at Doral (SW) Community Development District's fiscal year 2025/2026 and fiscal year 2026/2027 audits.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2026 Legislative Memo

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

Following the review of Chapter 2026-3, Laws of Florida (SB 290), the Board discussed the process for the Polynesian subdivision roadway resurfacing project. A discussion ensued, after which:

A **motion** was made by Ms. Canchola, seconded by Mr. De Cardenas and unanimously passed appointing Ms. Rubi as the District's liaison for the Polynesian milling and resurfacing project.

2. Reminder: Required Ethics Training (Due by December 31, 2026)

Ms. Nguyen reminded the Board Members of the importance of completing their 4-hours of ethics training by December 31, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from Board Members or District Staff.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. De Cardenas, seconded by Ms. Canchola and unanimously passed adjourning the Regular Board Meeting at 7:23 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

CONSIDER ROADWAY RESURFACING CONTRACTOR SELECTION

TO BE DISTRIBUTED UNDER SEPARATE COVER

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Tel. (305) 640-1345
E-Mail: Alvarez@AlvarezEng.com

June 30, 2026

Ms. Nancy Nguyen
District Manager
Islands at Doral (SW) Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Islands at Doral (SW) CDD Report

Dear Ms. Nguyen:

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 Islands at Doral (SW) Community Development District (the "District" or "CDD"); 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 report on the insurance being carried by the District. This report aims to comply with the requirements of Article IX, Sections 9.22 and 9.15 of the Trust Indenture between Islands at Doral (SW) Community Development District and Wachovia Bank, National Association (the "Trustee") dated August 1, 2003.

The District is located in Section 7, Township 53S, Range 40E, in Miami-Dade County. It is bounded by NW 117 Avenue on the west, NW 80 Terrace on the north, NW 112 Avenue on the east, and NW 74 Street and NW 76 Street on the south.

1. Infrastructure Ownership

a. *Roads*

Within the boundaries of the District, NW 114 Avenue and the roads located to the east of NW 114 Avenue, were financed by the District. The roads west of NW 114 Avenue are private roads that were not financed by the District. The roads east of NW 114 Avenue are owned by the City in the northern section of the community (north of the lake), and by the CDD in the south (south of the lake). Refer to Exhibit 3 for the location of the CDD-owned roads.

The right-of-ways for the roads were dedicated for ownership as follows:

i. City Roads: The roads and right-of-way within the District for NW 112 Avenue, NW 112 Place, NW 113 Avenue, NW 113 Place, NW 114 Avenue, NW 74 Street, NW 77 Terrace, NW 78 Street, NW 78 Lane and NW 79 Lane were dedicated to the City of Doral for the perpetual use of the public. This was accomplished by the recording of the following plats:

1. "Doral Isles North Section One" Recorded on March 4, 2004 in Miami-Dade County Plat Book 161, Page 57.

2. "Doral Isles North Section Two" Recorded on March 5, 2004 in Miami-Dade County Plat Book 161, Page 58.

ii. CDD Roads: The road improvements that belong to the District are within an ingress and egress tract (Tract L of Doral Isles North Section One). Such tract is owned by Polynesian at Islands at Doral Neighborhood Association, Inc. (see Exhibit 3). This tract was conveyed to the Polynesian at Islands at Doral Neighborhood Association, Inc. by Quit Claim Deeds recorded at ORB 24679, PG 1666 on June 29, 2006 and ORB 24835, PG 1949 on August 18, 2006. The Folio Number given is 35-3007-002-2670. The deeds include easements for maintenance by government agencies and successors and assigns of the Developer.

iii. The private, non-CDD roads west of NW 114 Avenue have been deeded as follows:

1. Islands at Doral Neighborhood Association, Inc. (Folio No 35-3007-003-4020) conveyed by Corrective Quit Claim Deed recorded at ORB 24796, PG 2668 on August 7, 2006, which includes an easement for maintenance.

2. Netherlands Neighborhood Association Inc. (Folio No 35-3007-003-4021) conveyed by Corrective Quit Claim Deed at ORB 25290, PG 4238 on January 19, 2007, which includes an easement for maintenance.

iv. The entrance at NW 74 Street and NW 113 Court was closed due to Right of Way taking by the Florida Department of Transportation (FDOT) and Miami-Dade County for the construction of a noise wall relating to the construction of the interchange at NW 74 Street and the Homestead Extension of Florida's Turnpike (State Road 821). The CDD and the FDOT came to a mutually agreed settlement arrangement and entered into a Settlement Agreement to effectuate the construction of the wall as well as the drainage and open space modifications due to the closing. Construction of the wall and closure of the street were completed.

v. The District Board, through the approval of a "Soft Gate" License Agreement with the Polynesian at Islands at Doral Neighborhood Association, Inc. authorized a plan to control traffic within the CDD roads by installing soft gates at the NW 114 Avenue entrances to the CDD roads at NW 77 Lane and NW 75 Lane and modifying the intersections at NW 112 Avenue and NW 74 Terrace, NW 75 Terrace and NW 75 Lanes into one-way exits only. The soft gates and traffic control plan were completed.

b. *Stormwater Management System*

i. The stormwater drainage system within City roads was dedicated to the City of Doral for the perpetual use of the public by the recording of the plats described above and by the acceptance of the improvements by the City.

ii. The road drainage improvements within the ingress and egress tracts located east and west of NW 114 Avenue, and as described in the Engineer's Report of 5/14/2003, are owned by the District. (See Exhibits 2 and 3). The Quit Claim Deeds include easements for drainage.

iii. The lake improvements throughout the District, and as described in the Engineer's Report of 5/14/2003, are owned by the CDD. The lake tracts were dedicated to the Islands at Doral Master Association, Inc. by Quit Claim Deeds recorded at ORB 24679, Page 1445 on June 29, 2006 (Folio No 35-3007-003-4022, Tracts R, S, T and U) and ORB 24679, Page 1378 (Folio No 35-3007-002-2651, Tracts B, C and D). The deeds provide for drainage easements. (See Exhibits 2 and 3).

iv. Several tracts of green areas, including swales and lake slopes (Folio No. 35-3007-002-2650), were dedicated to the Galapagos at Islands at Doral Neighborhood Association, Inc. by the Quit Claim Deed recorded at ORB 24679, Pages 1708-1710, including an easement for drainage. Other green areas, including swale and lake slopes, are included in Tract L, Folio No 35-3007-002-2670, which, as discussed above, were conveyed with a maintenance easement to the Polynesian at Islands at Doral Neighborhood Association, Inc.

c. *Water and Sewer Systems*
The water and sewer systems are owned and maintained by Miami-Dade County under Agreement No. 17675.

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*
The CDD roads are generally in good working order and condition with minimum cracks around sewer manholes. The pavement markings are in good condition in the Polynesian, Galapagos and Netherlands subdivisions but present some deterioration in several areas of the Winward subdivision. It is recommended to renovate pavement markings with new thermoplastic and reflective pavement markers, so the end of the markings service life will be in line with the end of the asphalt service life.

b. *Stormwater Management System*
The system appears to be in good physical state, working order and condition. The District Engineer has not received any flooding complaints. The lakes are in good working order and condition.

Maintenance of the drainage system within the City of Doral right of ways may be requested at the City of Doral Public Works Department telephone number: 305-593-6740.

c. *Water and Sewer Systems*
The systems appear to be in good working order and condition. Future 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*

We think that for Fiscal Year 2026-2027, 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://islandsdoralswcdd.org/financials/ for the FY 2026-2027 Proposed Budget).

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b. *District Roads*

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									
2005	2035	2026	9	25,325	$10.00	$253,250	$316,275	0.25%	$34,792
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2026	4	25,325	$2.50	$63,313	$69,886	0.25%	$17,406

c. *Stormwater Drainage System*

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system for which the CDD is responsible. 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 211 drainage structures and 15,273 Linear Feet of pipes that the District is responsible for. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors. See Exhibit 4.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	19	230.00	4,370
	Baffle Detachment	EA	6	50.00	300
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	1,703	6.75	11,495
	Cost				**17,365**
(Y2)	Structures Cleaning	EA	48	236.00	11,328
	Baffle Detachment	EA	25	51.00	1,275
	Baffle Replacement	EA	6	615.00	3,690
	Pipe Cleaning and CCTV	LF	3,393	6.92	23,480
	Cost				**39,773**
(Y3)	Structures Cleaning	EA	48	242.00	11,616
	Baffle Detachment	EA	25	53.00	1,325
	Baffle Replacement	EA	6	630.00	3,780
	Pipe Cleaning and CCTV	LF	3,393	7.09	24,056
	Cost				**40,777**
(Y4)	Structures Cleaning	EA	48	248.00	11,904
	Baffle Detachment	EA	25	54.00	1,350
	Baffle Replacement	EA	6	646.00	3,876
	Pipe Cleaning and CCTV	LF	3,393	7.27	24,667
	Cost				**41,797**
(Y5)	Structures Cleaning	EA	48	254.00	12,192
	Baffle Detachment	EA	24	55.00	1,320
	Baffle Replacement	EA	6	662.00	3,972
	Pipe Cleaning and CCTV	LF	3,391	7.45	25,263
	Cost				**42,747**
Total	Total Structures Cleaning	EA	211		
	Total Baffle Detachment	EA	105		
	Total Baffle Replacement	EA	26		
	Total Pipe Cleaning and CCTV	LF	15,273		
	Total Cost				**182,459.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

d. *Master Stormwater Management System (Lakes).*

In accordance with Special Condition 2 of SFWMD Permit No. 13-01931-P, the Islands at Doral Master Association, Inc. will continue the operation and maintenance of the lakes under their budget. It is recommended that CDD Management coordinates with the Association to ensure that CDD improvements are properly maintained and that enough funds are allocated in the Association's budget for that purpose.

e. *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).

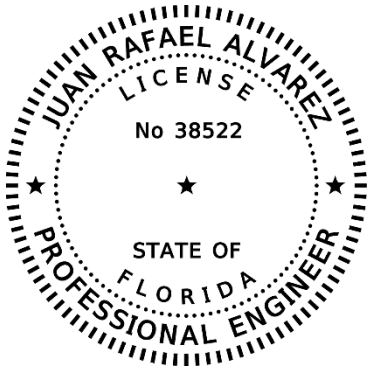
4. Insurance.

The District currently carries insurance for General Liability, Hired Non-Owned Auto, Employment Practices Liability and Public Officials Liability coverage under policy number 100125039, administered by Florida Insurance Alliance, for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the $7,269 annual premium of the policy.

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

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

Sincerely,
Alvarez Engineers, Inc.

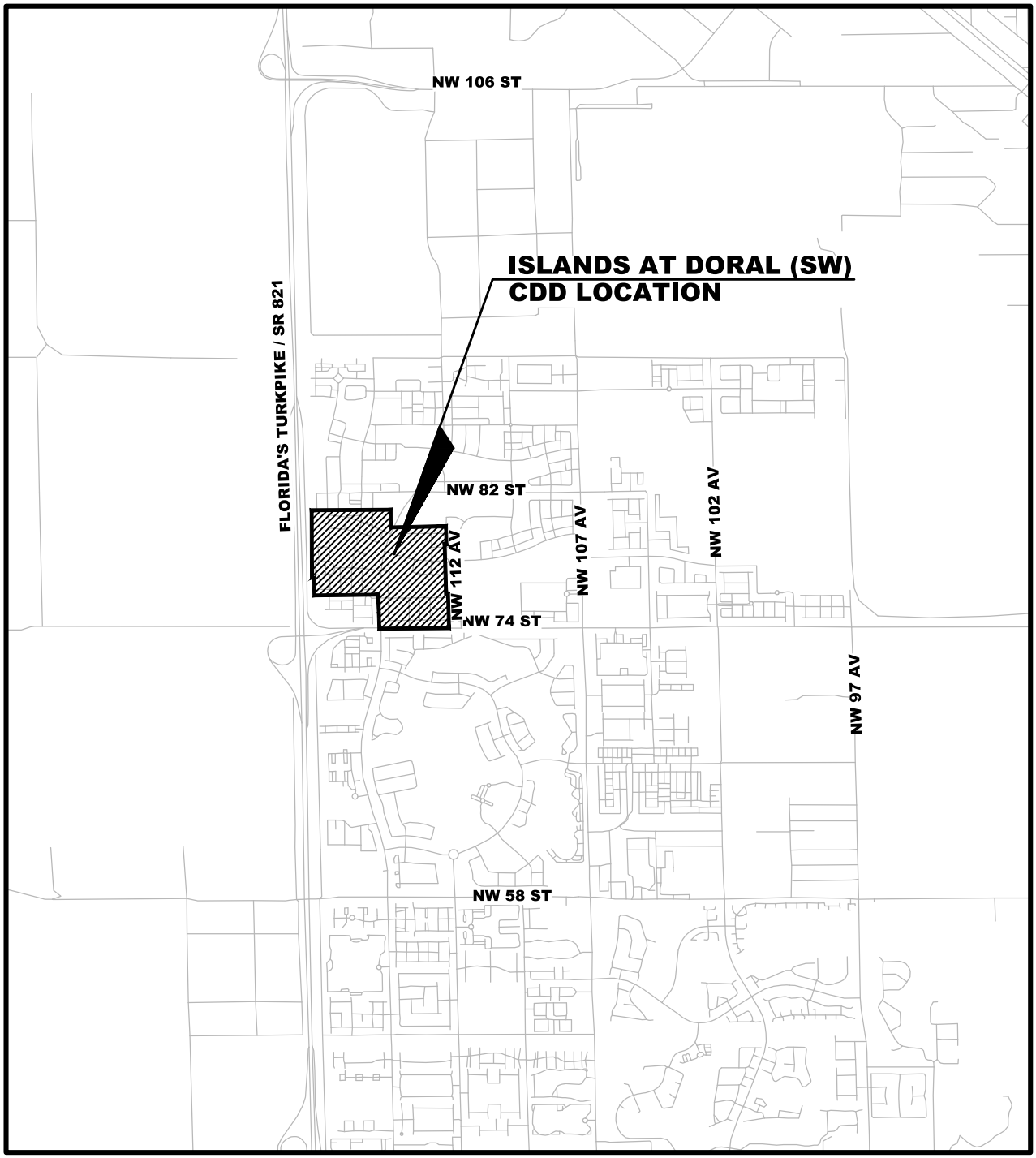


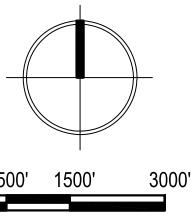
This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Juan R. Alvarez, PE
District Engineer
June 30, 2026

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com



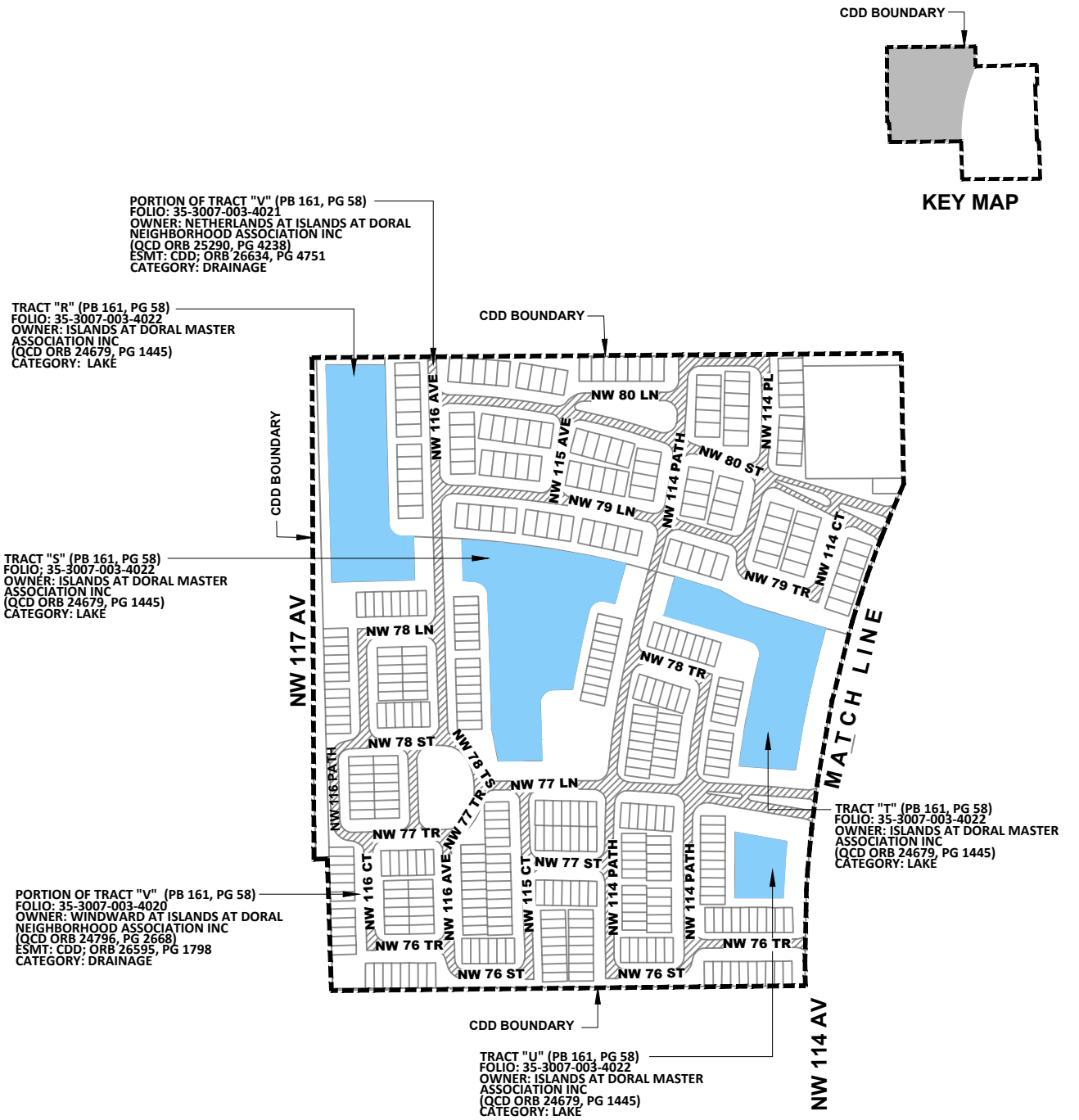


ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD

LOCATION MAP

EXHIBIT 1



LEGEND:
ESMT: EASEMENT
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
QCD: QUIT CLAIM DEED

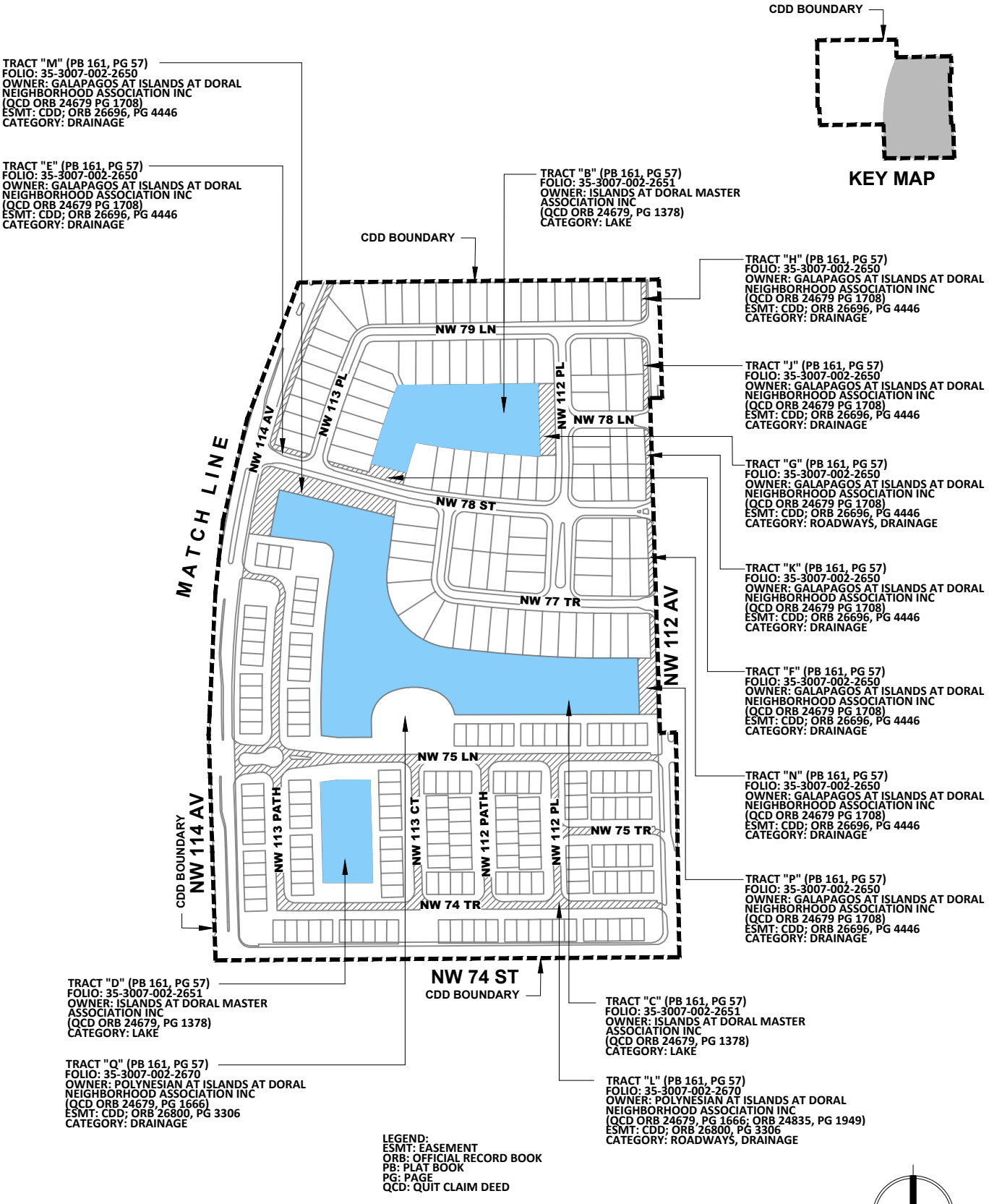
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ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD

CDD LAND OWNERSHIP AND EASEMENTS

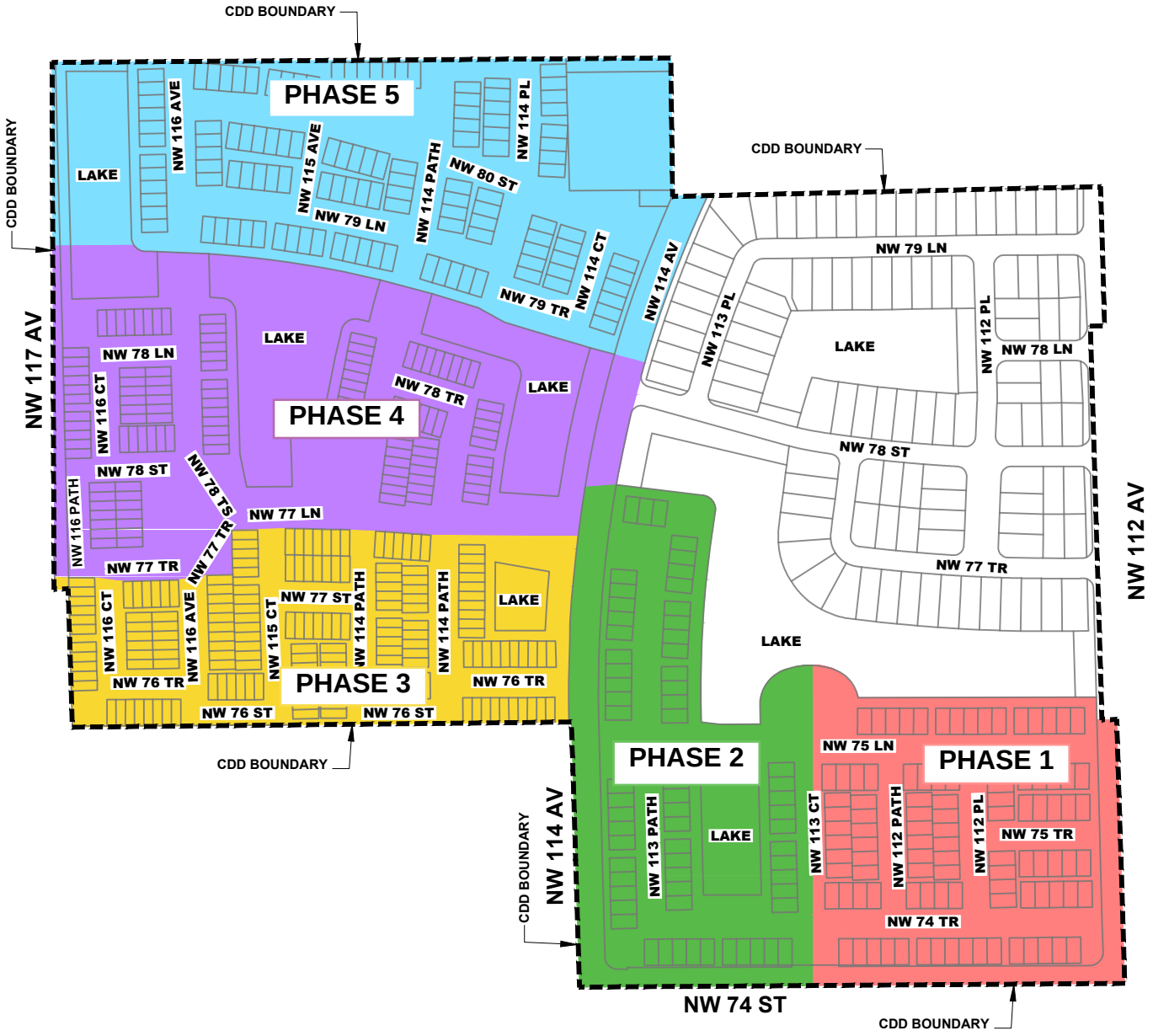
EXHIBIT 2

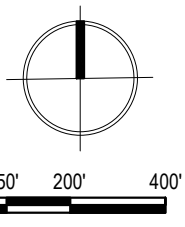


ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD
CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 3





ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL (SW) CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 4