



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
DECEMBER 9, 2020
6:30 P.M.**

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

www.islandsdoralswccd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING

Doral Legacy Park Second Floor Conference Room
11400 NW 82 Terrace
Doral, Florida 33178
December 9, 2020
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Ana Rolón effective 10/31/2020) and Appointment to Fill Vacancy
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. September 9, 2020 Special Board Meeting.....Page 2
- J. Old Business
 - 1. Update Regarding Street Markings Project (Polynesian Subdivision)
- K. New Business
 - 1. Consider Resolution No. 2020-07 – Adopting a Fiscal Year 2019/2020 Amended Budget.....Page 5
 - 2. Consider Resolution No. 2020-08 – Ratifying Actions Taken Pursuant to EO No. 20-69.....Page 10
- L. Administrative & Operational Matters
 - 1. Discussion Regarding Election Protocol and Declaring Vacancies Effective November 17th
- M. Board Member & Staff Closing Comments
- N. 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:

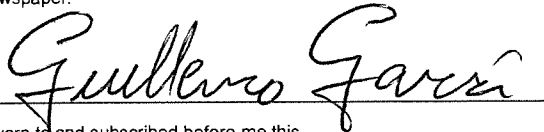
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, 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 2020/2021 REGULAR MEETING SCHEDULE

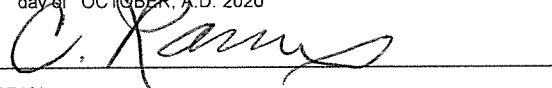
in the XXXX Court,
was published in said newspaper in the issues of

10/05/2020

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.

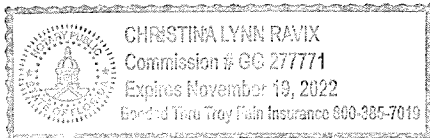


Sworn to and subscribed before me this
5 day of OCTOBER, A.D. 2020



(SEAL)

GUILLERMO GARCIA personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020/2021 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, 2020
November 11, 2020
December 9, 2020
February 10, 2021
March 10, 2021
April 14, 2021
May 12, 2021
June 9, 2021
September 8, 2021

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 1-877-737-4822, 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 1-877-737-4822 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.islandsdoralswdcd.org

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20-12/0000480934M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
SEPTEMBER 9, 2020**

Note: The Islands at Doral (SW) Community Development District (the “District”) Special Board Meeting was held via technological means as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, as provided in Section 120.54(5)(b)2, Florida Statutes.

A. CALL TO ORDER

District Manager Nancy Nguyen called the June 10, 2020, Special Board Meeting of the District to order at approximately 6:33 p.m. via technological means pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 24, 2020, July 29, 2020, and August 7, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on September 1, 2020, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the virtual attendance of Chairperson Mary Diaz and Supervisors Elizabeth Canchola and Gilberto Altuve constituted a quorum and it was in order to proceed with the meeting.

Staff in virtual attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, 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, 2020, Special Board Meeting & Public Hearing

Ms. Nguyen presented the minutes of the June 10, 2020, Special Board Meeting and Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Diaz, seconded by Mr. Altuve and unanimously passed approving the minutes of the June 10, 2020, Special Board Meeting and Public Hearing, *as presented*.

G. OLD BUSINESS

1. Discussion Regarding Street Marking (Polynesian Subdivision) Proposals

Ms. Nguyen presented documents confirming that the District was the owner of the streets within the Polynesian subdivision and the District was also responsible for the maintenance of said streets. Ms. Nguyen further explained that she was in receipt of three (3) proposals for the restriping of traffic markings in the Polynesian subdivision, which include the following items:

- Thermoplastic traffic striping (2150 LF of 6” yellow striping)
- Thermoplastic traffic striping (60 LF of 6” white striping)
- Thermoplastic traffic striping (130 LF of 24” white striping)
- Thermoplastic of seven (7) traffic arrows
- Supply and install 160 reflective paving markings

LEGA Striping and More, Inc. \$3,893.50

Southern Asphalt Engineering, Inc. \$4,668

Paving Striping Corp. \$5,504.60

A discussion ensued, after which:

A **motion** was made by Ms. Diaz, seconded by Mr. Altuve and unanimously passed to engage LEGA Striping and More, Inc. for the street marking project in the Polynesian subdivision; further authorizing District Counsel to create a Small Project Agreement; and further authorizing the District Manager to sign the Small Project Agreement on behalf of the District.

2. Discussion Regarding Lake Ownership

Ms. Nguyen informed the Board that the District owns the body of water consisting of the lakes, but the lake banks are owned by each subdivision’s individual Homeowners’ Association (the “Association”).

Ms. Canchola and Ms. Diaz asked who would be responsible for creating rules to prevent residents from fishing and engaging in other activities in the lakes as well as prohibit encroachments on said lake banks. Ms. Steinerts stated that the District does not have enforcement powers and therefore this should be a topic to be discussed with each individual Association. She further explained that the legal documents of each Association should be reviewed and amended as needed.

The Board thanked Ms. Steinerts for her suggestion and confirmed that this topic would be brought up to each individual subdivision Association.

Ms. Nguyen requested that the Association contact her, should the cooperation or assistance of the District be required. The Board acknowledged Ms. Nguyen’s request.

H. NEW BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet again until October 14, 2020.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Diaz, seconded by Mr. Altuve and unanimously passed to adjourn the Regular Board Meeting at 6:55 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2019/2020 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant 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 BECOMES EFFECTIVE this 9th day of December, 2020.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Amended Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- I AMENDED FINAL OPERATING FUND BUDGET
- II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
REVENUES			
Administrative Assessments	76,031	78,016	78,016
Maintenance Assessments	32,872	32,872	32,872
Debt Assessments	627,892	627,892	627,892
Other Revenues	0	0	0
Interest Income	420	760	760
Total Revenues	\$ 737,215	\$ 739,540	\$ 739,540
EXPENDITURES			
Maintenance Expenditures			
Engineering Report/Inspections	1,500	975	975
Storm Drain Inlet Maintenance	9,000	1,000	0
Street/Roadway Maintenance - Polynesian Subdivision	4,200	1,000	0
Miscellaneous General Maintenance	3,600	1,000	0
Miscellaneous Stormwater System Maintenance	12,600	3,000	0
Total Maintenance Expenditures	\$ 30,900	\$ 6,975	\$ 975
Administrative Expenditures			
Supervisor Fees	5,000	4,600	4,600
Payroll Taxes (Employer)	383	352	352
Management	30,096	30,096	30,096
Secretarial & Field Operations	6,000	6,000	6,000
Legal	7,500	6,937	6,937
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,500	5,251	5,251
Legal Advertisements	650	2,000	1,575
Miscellaneous	1,620	1,400	840
Postage	275	525	517
Office Supplies	550	860	809
Dues & Subscriptions	175	175	175
Trustee Fees	4,800	2,750	2,750
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	500	0
Total Administrative Expenditures	\$ 77,249	\$ 73,946	\$ 72,402
Total Expenditures	\$ 108,149	\$ 80,921	\$ 73,377
EXCESS/ (SHORTFALL)	\$ 629,066	\$ 658,619	\$ 666,163
Bond Payments	(590,219)	(599,895)	(599,895)
Balance	\$ 38,847	\$ 58,724	\$ 66,268
County Appraiser & Tax Collector Fee	(14,736)	(7,126)	(7,126)
Discounts For Early Payments	(29,471)	(25,743)	(25,743)
Excess/ (Shortfall)	\$ (5,360)	\$ 25,855	\$ 33,399
Carryover From Prior Year	5,360	5,360	0
Net Excess/ (Shortfall)	\$ -	\$ 31,215	\$ 33,399

Fund Balance As Of 9/30/2019	
FY 2019/2020 Activity	
Fund Balance As Of 9/30/2020	

\$265,279
\$25,855
\$291,134

Notes

Carryover From Prior Year Of \$5,360 used to reduce Fiscal Year 2019/2020 Assessments.

AMENDED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET 10/1/19 - 9/30/20	AMENDED FINAL BUDGET 10/1/19 - 9/30/20	YEAR TO DATE ACTUAL 10/1/19 - 9/29/20
REVENUES			
Interest Income	50	1,721	1,721
NAV Tax Collection	590,219	599,895	599,895
Bond Refunding Proceeds	0	6,945,000	6,945,000
Transfer From 2007 Debt Service To 2020 Debt Service	0	392,299	392,299
Total Revenues	\$ 590,269	\$ 7,938,915	\$ 7,938,915
EXPENDITURES			
Principal Payments (2007)	290,000	6,670,000	6,670,000
Principal Payments (2020)	0	385,000	385,000
Interest Payments (2007)	300,269	227,789	227,789
Interest Payments (2020)	0	48,781	48,781
Cost Of Issuance (2020)	0	152,200	152,200
Redemption Premium (2007)	0	133,400	133,400
Transfer From 2007 Debt Service To 2020 Debt Service	0	392,299	392,299
Total Expenditures	\$ 590,269	\$ 8,009,469	\$ 8,009,469
Excess/ (Shortfall)	\$ -	\$ (70,554)	\$ (70,554)

Fund Balance As Of 9/30/2019	\$180,491
Projected FY 2019/2020 Activity	(\$70,554)
Projected Fund Balance As Of 9/30/2020	\$109,937

Note*: Revenue Fund Balance = \$109,937.
Revenue Fund Balance To Be Used To Make 11/1/2020 Interest Payment Of \$88,232.
* Approximate Amounts

Series 2020 Refunding Bonds Information

Original Par Amount =	\$6,945,000	Annual Principal Payments Due:
Interest Rate =	2.69%	May 1st
Issue Date =	Jan 2020	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/20 =	\$6,945,000	

RESOLUTION 2020-08

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

WHEREAS, the COVID-19 pandemic has significantly impacted the Islands at Doral (SW) Community Development District (the “District”) and those residing and owning property within the boundaries of the District; and

WHEREAS, on March 1, 2020, Governor Ron DeSantis (the “Governor”) issued Executive Order No. 20-51, directing the Florida Department of Health to issue a Public Health Emergency; and

WHEREAS, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

WHEREAS, on March 9, 2020, the Governor issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

WHEREAS, in a series of actions in March 2020, President Donald Trump, the Centers for Disease Control and Prevention (the “CDC”), and the White House Coronavirus Task Force have issued guidance advising individuals to adopt far-reaching social distancing measures recommending restrictions on mass gatherings and congregations, including public meetings; and

WHEREAS, on March 20, 2020, the Governor issued Executive Order No. 20-69 temporarily suspending the statutory requirement that a quorum be present in person at a specific public place, authorizing the use of media communications technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes; and

WHEREAS, Executive Order No. 20-69 was amended and extended by subsequent Executive Orders of Governor Ron DeSantis, including Executive Order No. 20-246, which extended the temporary suspension of the statutory requirement that a quorum be present at a specific place and authorizing the use of media communications technology, until November 1, 2020 at 12:01 AM; and

WHEREAS, on March 24, 2020, the Governor issued Executive Order No. 20-83, directing the State of Florida Surgeon General and State Health Officer to issue a public health

advisory urging the public to avoid all social and recreational gatherings of ten or more people and urging those can work remotely to do so; and

WHEREAS, the Governor, on April 3, 2020, issued Executive Order No. 20-91 (later amended by Executive Order 20-92), directing that all persons in Florida shall limit their movements and personal interactions outside their home to those necessary to obtain or provide essential services or to conduct essential activities; and

WHEREAS, on June 4, 2020, the District Board of Supervisors met, pursuant to and under the authority of Executive Order No. 20-69, as amended and extended, utilizing media communications technology; and

WHEREAS, the District Board of Supervisors intends to ratify and approve those actions taken by the District Board of Supervisors at its meeting(s) held via media communications technology on June 10, 2020, and September 9, 2020; and

WHEREAS, due to the COVID-19 pandemic and the health concerns associated with securing signatures on certain instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, in accordance with the authority granted in Chapter 668, Florida Statutes, the District may have utilized DocuSign or other acceptable electronic signature software to secure signatures the proper District officials; and

WHEREAS, the Board hereby finds and determines that the use of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, if any, between March 1, 2020 and October 30, 2020, was necessary to properly conduct the business of 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 above recitals are true and correct and incorporated herein as if set forth in full herein. The Executive Orders referenced herein are incorporated herein by reference.

Section 2. Those actions taken by the District Board of Supervisors at its meetings held pursuant to the authority of the Governor's Executive Order No. 20-69, as amended and extended, via media communications technology on June 10, 2020, and September 9, 2020, are hereby ratified and approved.

Section 3. Any use by the District between March 1, 2020 and October 30, 2020 of DocuSign or other acceptable electronic signature software pursuant to Chapter 668, Florida Statutes, in order to secure the signature(s) of the proper District officials on those instruments necessary for the District to conduct business, including, but not limited to, agreements, proposals, resolutions, and approved meeting minutes, is hereby ratified and approved.

Section 4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 9th day of December, 2020, by the Board of Supervisors of the Islands at Doral (SW) Community Development District.

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

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair