



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 9, 2022
6:30 P.M.**

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

www.islandsdoralswccd.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
March 9, 2022
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Mary Diaz Seat #2: Effective 1/3/2022).....Page 2
- E. Appointment of Officer to Vacant Seat (Seat #2)
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretary
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. September 8, 2021 Regular Board Meeting.....Page 3
- K. Old Business
 - 1. Staff Report, as Required
- L. New Business
 - 1. Consider Resolution No. 2022-01 – Authorizing Electronic Approvals & Check Signers.....Page 6
 - 2. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 7
 - 3. Discussion Regarding Stormwater System Cleaning.....Page 14
- M. Administrative & Operational Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 1&2)
- N. Board Member & Staff Closing Comments
- O. 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:

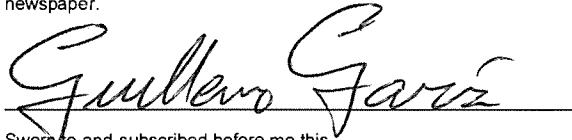
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, 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 2021/2022 REGULAR MEETING
SCHEDULE

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

10/01/2021

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.

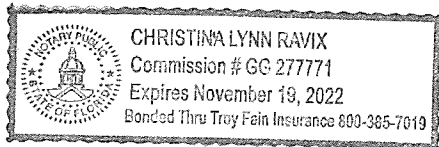


Sworn to and subscribed before me this
1 day of OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 13, 2021
November 10, 2021
December 8, 2021
February 9, 2022
March 9, 2022
April 13, 2022
June 8, 2022
September 14, 2022

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 305-778-8331 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 305-778-8331 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

10/1

21-46/0000553872M

January 3, 2022_

Board of Supervisors
Islands at Doral (SW) Community Development District
C/o Special District Services, Inc., District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

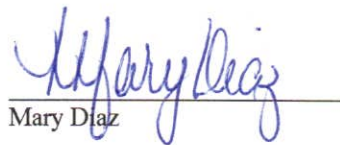
RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Officer on the Board of Supervisors of the **Islands at Doral (SW) Community Development District** effective January 3, 2022.

It has been a pleasure serving as a Board Member.

Sincerely,


Mary Diaz

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 8, 2021**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 8, 2021, Regular Board Meeting of the District to order at 6:31 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 Daily Business Review* on October 5, 2020, as part of the District's Fiscal Year 2020/2021 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Supervisors Elizabeth Canchola, Gilberto Altuve, and Oscar De Cardenas 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 Gregory George 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. April 14, 2021, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the April 14, 2021, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. De Cardenas, seconded by Mr. Altuve and unanimously passed approving the minutes of the April 14, 2021, Regular Board Meeting and Public Hearing, as presented.

G. NEW BUSINESS

1. Update Regarding Stormwater Drainage System Cleaning

Ms. Nguyen informed the Board that the majority of this project has been completed. One (1) of the structures was missed during the cleaning of the stormwater drainage system and the contractor, Ameri-

Clean Pumping, Inc., is scheduled to return to address the structure that was missed. Ms. Nguyen added that it was recently noted that someone dumped construction debris in another structure. As such, Ms. Nguyen requested that the contractor address that structure when they return to complete the initial scope of work.

H. OLD BUSINESS

1. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2020/2022 Meeting Schedule

Ms. Nguyen presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 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 Ms. Canchola, seconded by Mr. De Cardenas and unanimously passed to approve and adopt Resolution No. 2021-07, *as presented*; thereby setting the 2021/2022 regular meeting schedule and authorizing the publication of the annual meeting schedule, *as required by law*.

2. Consider Resolution No. 2021-08 – Adopting a Fiscal Year 2020/2021 Amended Budget

Ms. Nguyen presented Resolution No. 2021-08, entitled:

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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 there was an operating fund balance of approximately \$320,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Mr. De Cardenas and unanimously passed to adopt Resolution No. 2021-08, *as presented*, thereby setting the amended/revised budget for the 2020/2021 fiscal year.

3. Consider Approval of Auditor Renewal

Ms. Nguyen explained that at the October 10, 2018 District meeting, the Board of Supervisors (the “Board”) selected Grau & Associates to perform the year end audits for the fiscal years ending 2018, 2019, and 2020 with an option to perform the 2021 and 2022 audits.

Ms. Nguyen stated that management is pleased with the services provided by Grau & Associates, and recommends that the Board approve the renewal option. A discussion ensued, after which:

A **motion** was made by Mr. Altuve, seconded by Ms. Canchola and unanimously passed to approve the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2021 and 2022 for \$3,700 and \$3,800, respectively.

4. Legislative Session Update

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Mr. George provided the Board an explanation of the laws that pertain to the District. Mr. George informed the Board that if they have any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

Ms. Nguyen explained that because Ms. Diaz and Mr. Zapata were unavailable for today's meeting, it would be in order to appoint a temporary Chairperson to execute the documents and resolutions approved during today's meeting. A discussion ensued, after which:

A **motion** was made by Mr. Altuve, seconded by Mr. De Cardenas and unanimously passed to appoint Ms. Canchola as the temporary Chairperson for the execution of the documents and resolutions approved during today's meeting.

Ms. Nguyen advised that unless an emergency were to arise, this District will not need to meet until 2022. Everyone exchanged best wishes for the holiday season.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. De Cardenas, seconded by Mr. Altuve and unanimously passed to adjourn the Regular Board Meeting at 6:49 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-01

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.

WHEREAS, The Islands at Doral (SW) Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Nancy Nguyen, and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

Section 1. The above recitals are hereby adopted by the Board.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 9th day of March, 2022.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2022-02

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 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Islands at Doral (SW) Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 8, 2022 at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and BECOMES EFFECTIVE this 9th day of March, 2022.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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

PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	81,653
Maintenance Assessments	32,872
Debt Assessments	572,496
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 687,261
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering Report/Inspections	1,500
Storm Drain Inlet Maintenance	9,000
Street/Roadway Maintenance - Polynesian Subdivision	4,200
Miscellaneous General Maintenance	3,600
Miscellaneous Stormwater System Maintenance	12,600
TOTAL MAINTENANCE EXPENDITURES	\$ 30,900
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	32,136
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,800
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	650
Miscellaneous	900
Postage	250
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	4,400
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,994
TOTAL EXPENDITURES	\$ 107,894
REVENUES LESS EXPENDITURES	\$ 579,367
Bond Payments	(538,146)
BALANCE	\$ 41,221
County Appraiser & Tax Collector Fee	(13,740)
Discounts For Early Payments	(27,481)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	83,024	81,711	81,653	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,875	32,872	32,872	Expenditures /.94
Debt Assessments	572,609	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	482	300	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 688,990	\$ 687,379	\$ 687,261	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	975	1,500	1,500	No Change From 2021/2022 Budget
Storm Drain Inlet Maintenance	8,400	9,000	9,000	No Change From 2021/2022 Budget
Street/Roadway Maintenance - Polynesian Subdivision	4,374	4,200	4,200	No Change From 2021/2022 Budget
Miscellaneous General Maintenance	411	3,600	3,600	No Change From 2021/2022 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	12,600	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 14,160	\$ 30,900	\$ 30,900	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	5,000	5,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	383	383	Supervisor Fees *7.65%
Management	30,780	31,200	32,136	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2021/2022 Budget
Legal	5,793	7,500	7,500	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2021/2022 Budget
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	400	650	650	No Change From 2021/2022 Budget
Miscellaneous	506	1,100	900	\$200 Decrease From 2021/2022 Budget
Postage	256	250	250	No Change From 2021/2022 Budget
Office Supplies	120	550	500	\$50 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	4,031	4,800	4,400	\$400 Decrease From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	800	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,188	\$ 77,108	\$ 76,994	
TOTAL EXPENDITURES	\$ 83,348	\$ 108,008	\$ 107,894	
REVENUES LESS EXPENDITURES	\$ 605,642	\$ 579,371	\$ 579,367	
Bond Payments	(546,433)	(538,146)	(538,146)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 59,209	\$ 41,225	\$ 41,221	
County Appraiser & Tax Collector Fee	(6,637)	(13,742)	(13,740)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,792)	(27,483)	(27,481)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 27,780	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 27,780	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10	25	25	Projected Interest For 2022/2023
NAV Tax Collection	546,433	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 546,443	\$ 538,171	\$ 538,171	
EXPENDITURES				
Principal Payments	361,000	372,000	382,000	Principal Payment Due In 2023
Interest Payments	176,464	161,750	151,608	Interest Payments Due In 2023
Bond Redemption	0	4,421	4,563	Estimated Excess Debt Collections
Total Expenditures	\$ 537,464	\$ 538,171	\$ 538,171	
Excess/ (Shortfall)	\$ 8,979	\$ -	\$ -	

Series 2020 Refunding Bonds Information

Original Par Amount =	\$6,945,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.69%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2020		
Maturity Date =	May 2035		
Par Amount As Of 1/1/22 =	\$6,199,000		

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

Lot Size		Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
23	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 781.78	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 1,062.50	\$ 945.80	\$ 885.64	\$ 885.57	\$ 885.49
32	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 939.72	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,250.00	\$ 1,103.74	\$ 1,029.64	\$ 1,029.57	\$ 1,029.49
35	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 992.37	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,312.50	\$ 1,156.39	\$ 1,077.64	\$ 1,077.57	\$ 1,077.49
50	Administrative	\$ -	\$ 114.51	\$ 123.13	\$ 123.06	\$ 122.98
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 49.51
	<u>Debt</u>	\$ -	\$ 1,331.42	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,750.00	\$ 1,495.44	\$ 1,386.64	\$ 1,386.57	\$ 1,386.49

* 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



4122 NE 22nd Court, Homestead, FL 33033

Tel 786-694-0709

E-mail: operations@raptorvac.com

www.raptorvac.com

PROPOSAL

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Islands at Doral SW CDD C/o SDS, Inc.	PROJECT NAME: Islands at Doral SW
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL 33410	PROJECT LOCATION: NW 114 Avenue and NW 75 Lane
TELEPHONE: 305-778-8331	DATE: March 1, 2022.

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: Vac-con Sewer Combination Cleaner to vacuum all sediment from fifty one (51) storm drain structures, cleaning of structure walls; disposal at County plant. Inspect structures while drained from water, provide inspection report.

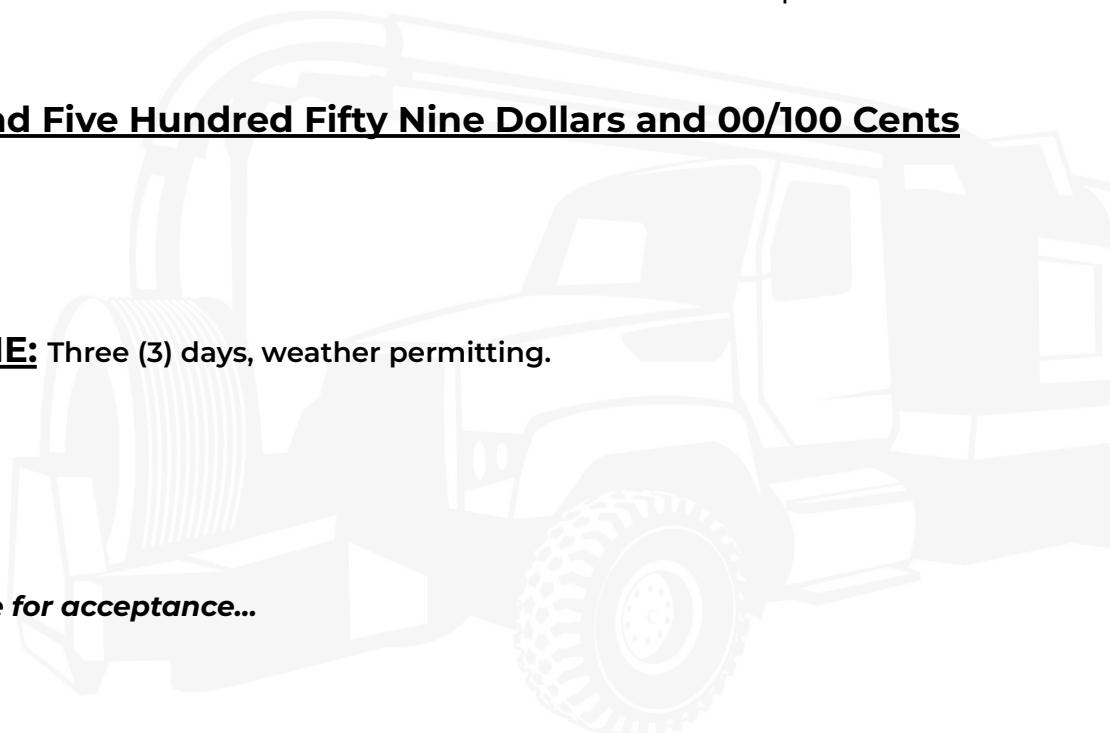
COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$5,559.00.

Five Thousand Five Hundred Fifty Nine Dollars and 00/100 Cents

TERMS: Net 30

COMPLETION TIME: Three (3) days, weather permitting.

Refer to the next page for acceptance...



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





PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

February 28, 2022

Islands at Doral (SW) CDD
c/o Special District Services, Inc.
3785 SW 165th Avenue, Suite 200
Miami, FL 33193
ATTN: Ryan Quiroga

STORM DRAIN CLEANING

51 Catch Basins

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Remove debris from area.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost of job for all drains: Total: \$ 6,120.00

With payment to be made at: Terms: COD.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vines

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 30 days.

SDS - Island at Doral SW CDD

Special District Services

2501 Burns Road
Palm Beach Gardens, FL 33410
United States

Reference: 20220301-121530080

Quote created: March 1, 2022

Quote expires: March 1, 2023

Quote created by: Ryan Brewer

Business Development Associate

ryan.brewer@flotechllc.com

+1 (410) 999-5060

Comments from Ryan Brewer

Jobsite Addresses:

8250 NW 112th Ct, Doral, FL 33178

Scope of Work:

Jetvac clean 51 stormwater structures
(catch basins and manholes)

Estimated time of completion: 4 days
(medium-heavy assumed - cleaning 6-15" of sediment)

Proposal Inclusions:

Disposal of debris [invoiced per load]
Mobilization of equipment [invoiced per day]

Proposal Exclusions:

MOT permitting, MOT setup, CCTV inspection, permitting, water source, baffle removal, plugging, dewatering

Products & Services

Item & Description	Quantity	Unit Price	Total
JetVac Cleaning - Existing Stormwater Structures Per structure	51	\$180.00	\$9,180.00
Disposal Per load	1	\$600.00	\$600.00

Mobilization	1	\$200.00	\$200.00
Per day			

Subtotals

One-time subtotal			\$9,980.00
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Total \$9,980.00

Purchase Terms

Pricing and time estimate is based on plans and assumed site conditions.

Assumptions: The infrastructure for which the services are requested are in suitable condition to allow for the activities which are usual and customary for the services requested without undue risk to the Contractors equipment or personnel, unless otherwise described by the Owner in writing.

Liabilities: Should it be found during initial investigation and/or during the course of performance that conditions are different than those which are typical and customary and outside of the assumptions listed above, the Contractor may negotiate a reasonable change in terms.

Disclaimer:

All cleaning and CCTV inspection work shall conform to current NASSCO-PACP standards:

It is recognized that there are some conditions such as broken pipe and major blockages that prevent cleaning/CCTV inspection from being accomplished or where additional damage would result if cleaning/CCTV inspection were attempted or continued. Should such conditions be encountered, the Contractor will not be required to clean those specific manhole sections.

If in the course of normal cleaning operations damage does result from preexisting and unforeseen conditions such as broken pipe, the Contractor will not be held responsible. If, during the inspection operation, the television camera will not pass through the entire manhole section, the Contractor shall set up his equipment so that the inspection can be performed from the opposite manhole. If, again, the camera fails to pass through the entire manhole section, the inspection shall be considered complete, noted as Survey Abandoned and no additional inspection will be required.

Questions? Contact me



Ryan Brewer
 Business Development Associate
 ryan.brewer@flotechllc.com
 +1 (410) 999-5060

Flotech Environmental, LLC
 657 South Drive, STE 401
 Miami Springs, FL 33166
 United States

March 1, 2022

Island at Doral SW CDD

Attn: Ryan Quiroga

RE: Storm Drain Cleaning

Thank you for the opportunity to quote you on the VAC-CON services needed at the afore mentioned facility.

Proposal for scope of work:

- Cleaning and jetting service of fifty-one (51) storm drains using VAC-CON truck.
- Mobilization.
- Disposal of all sediments at approved site.
- Customer will receive separate written proposal if repairs are needed.

NOTES:

- Service shall be performed - weather permitting (Dry days only)
- There can be no standing water on site.
- Open access for truck to pull up and service the drain must be present.
- Service shall be performed on **weekday only**.
- Proposal is only valid for 30 days.
- This price does not include cleaning of soakage pits.
- All storm drains on property should be cleaned out at the same time.

Service cost shall be \$10,650.00

TERMS AND CONDITIONS

(1) ACCEPTANCE OF PROPOSAL. This is a Proposal; it shall become a binding Agreement once signed by both parties and shall remain valid for (30) days from the date signed by Pump Outs Unlimited Corp (POUC).

(2) EXPECTED LIABILITY. POUC shall not be responsible for damages or delays either before commencement of, or during the said work described here on and/or account of transportation difficulties, war, strikes, accidents, act of God, fire, sudden rains, windstorms, other casualty or that of other causes beyond its control.

(3) INSURANCE. POUC shall carry standard form workers' compensation and general liability insurance and Customer agrees to look only to POUC's insurance relative to any claim arising from POUC's performance.

(4) WORKING CONDITIONS. POUC's employees shall not be required to work in hazardous conditions, and the Customer agrees to address these conditions to POUC's satisfaction as well as cooperate with POUC to provide a safe working environment.

(5) DAMAGE TO POUC'S WORK. The Customer shall be fully responsible for the costs of any damage to POUC's work or equipment caused by Customer, its agents, contractors, subcontractors or third parties. Customer shall immediately reimburse POUC for the costs necessitated by repairs to such damage, including labor, material, expenses and 30 % for overhead and profit. Customer assumes the risk of loss or damage resulting from fire, theft, misuse, abuse, natural elements, or vandalism, and Customer agrees to reimburse POUC for any such loss or damage.

(6) CHANGES AND/OR ALTERATIONS. In the event there are any changes after POUC has computed its costs, then it is agreed that the Customer and POUC shall compute the additional cost for such changes and thereby agree upon the sum to be added to the amount set in this Agreement.

(7) COMPLETION AND ACCEPTANCE. Customer shall immediately inspect the work performed by POUC and any aspect of the work not acceptable to Customer must be specifically noticed in writing to POUC within 1 day of POUC's performance of its work. POUC shall then be given a reasonable opportunity to address such issue. A full and complete acceptance of the work shall be presumed upon the Customer making payment.

(8) PAYMENT. In the event any balance due POUC is not paid upon completion of POUC's service, then the Customer shall be in default. Customer shall be responsible to pay interest at the rate of 1½% per month (18% per annum) on any unpaid amount and to pay all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred by POUC in collecting any outstanding amount due under this Agreement, or enforcing its rights hereunder, with or without suit. Proper venue for any litigation stemming from this Agreement will be a court of competent jurisdiction in Miami-Dade County, Florida. POUC reserves the right to lien any job and/or property where payment is not timely and fully made.

(9) WARRANTY. POUC warrants to Customer only that all work furnished by it will be of standard quality, type and condition, free from defects, and will be performed in a good workmanlike manner. POUC hereby agrees to address any defective workmanship for up to 90 days after performance

upon receipt of proper notice in writing, by certified mail, providing that the job complained of has been paid for in full. There is no warranty if the total Agreement price is not paid in full or if the work supplied by POUC is misused, abused or modified in any way. All warranty work shall be performed during normal business hours. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. POUC WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES AND ANY CLAIM AGAINST POUC OR ITS AGENTS, OFFICERS, AND EMPLOYEES SHALL BE LIMITED TO THE REPLACEMENT VALUE OF ITS WORK AND ONLY IF SUCH WORK IS FOUND TO BE DEFECTIVE.

(10) JOB COSTS/INCREASES/AVAILABILITY. Customer shall reimburse POUC for all fees incurred in connection with permits necessary for the work. If material or equipment, which POUC is required to furnish under this Agreement, becomes unavailable, either temporarily or permanently, subsequent to the execution of the Agreement, through causes beyond the control and without the fault of POUC, then in the case of temporary unavailability, the Agreement time shall be extended in writing for such period of time as POUC shall be delayed by such unavailability; and in the case of permanent unavailability, POUC shall be excused from the requirement of furnishing such work. The Customer agrees to pay POUC any increase in cost of the material or equipment of furnishing which has become permanently unavailable and the cost of the closest substitute which is then reasonably available. If any changes are made by altering, adding to or deducting from the work, the Agreement price shall be adjusted accordingly.

(11) PRIOR AGREEMENTS/AMENDMENTS. This Agreement contains the entire agreement between the parties and supersedes and replaces any and all prior agreements, whether oral or written. The Agreement may only be amended or modified by a written agreement executed by all parties. Oral representations may not be relied on. The Customer signing this proposal and Agreement represents he/she is the lawful owner of the property where the work is being performed. Failure to enforce all or any of the terms or conditions of this Agreement shall not be interpreted as a waiver of their continuing effect thereof.

(12) LIMITATION OF LIABILITY. POUC's liability in any action related to this Agreement or the work performed hereunder, shall in no event exceed the amount of the Agreement and such liability may be fully discharged by a reimbursement of any payments received by POUC under this Agreement. This limitation of liability is expressly intended to apply to all types of claims, including but not limited to claims for POUC's own negligence. Notwithstanding anything else to the contrary. POUC shall have no liability or responsibility for any damages caused by others or for damages either before commencement of, or during the said work, or after said work, caused by structural faults, strikes, war, Acts of God, sudden rain, wind storms, vandalism, theft or any event beyond its reasonable control. POUC shall not be liable for any damages resulting from the incompatibility with the Customer's existing conditions. Any interruption in the work agreed upon in this Agreement which results in lost time and is not the fault of POUC, or which is beyond the reasonable control of POUC, will be billed to the Customer as an extra cost according to time lost.

(13) RIGHTS, RESPONSIBILITIES AND DISCLAIMERS.

A. POUC disclaims responsibility for conditions which are hidden or otherwise not reasonably discoverable by POUC.

B. Customer acknowledges and agrees that its failure to make timely payments to POUC shall constitute a material breach of this Agreement.

C. It is understood and agreed that POUC shall receive written notice of any breach, default or failure to perform, specifying in detail POUC's unsatisfactory performance and providing a reasonable opportunity for POUC to cure such unsatisfactory issue, and POUC must fail to commence and diligently pursue a cure, before POUC shall be considered in breach or default, or be terminated for cause, and before Customer may take over the Work or withhold payments from POUC.

D. Any controversy or claim shall be resolved by first submitting same to mediation before an impartial mediator selected by both parties (who shall equally share the mediator's fees and costs). Mediation to take place in Miami-Dade County, Florida.

E. The prevailing party in any action taken by a party to this Agreement to enforce or interpret the terms of this Agreement shall recover its reasonable legal fees and costs, from the other party.

F. If Customer fails to comply with these terms and conditions or if Customer's credit becomes unsatisfactory in POUC's sole discretion, then POUC reserves the right to terminate, suspend or slow its work upon notice to Customer.

G. Customer certifies it is financially solvent and it will immediately advise POUC if it becomes insolvent or unable to promptly pay its bills.

H. Customer agrees to advise POUC in writing of any changes in ownership of any Customer entity or of the property upon which POUC is performing its work within 5 days of such change.

PUMP OUTS UNLIMITED CORP.

CUSTOMER:

SIGNATURE: _____

SIGNATURE: _____

PRINT: _____

PRINT: _____

DATE: _____

DATE: _____