



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 12, 2023
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 & PUBLIC HEARING
April 12, 2023
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. February 8, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 8
- H. Old Business
 - 1. Staff Report, as Required
- I. New Business
 - 1. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 16
 - 2. Appointment of Audit Committee & Hold Audit Committee Meeting.....Page 18
 - a. Audit Committee Approval of Audit Criteria to Evaluate Audit Firms
 - b. Announcement to Advertise Request for Proposals (RFPs) for Auditing Services
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests 2022 Form 1 – Filing Deadline: July 1, 2023
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

09/30/2022

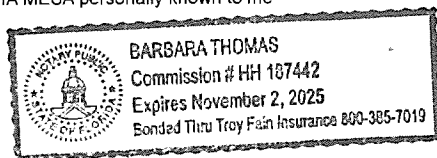
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this
30 day of SEPTEMBER, A.D. 2022

Barbara Thomas

(SEAL)

MARIA MESA personally known to me



ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 12, 2022
November 9, 2022
December 14, 2022
February 8, 2023
March 8, 2023
April 12, 2023
June 14, 2023
September 13, 2023

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 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 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

9/30

22-15/0000621846M

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 8, 2023**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 8, 2023, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:32 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 September 30, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Jairo Zapata, Vice Chairwoman Elizabeth Canchola (who arrived at 6:33 p.m.) and Supervisors Oscar De Cardenas and Delia Arcelus 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. DISCUSSION REGARDING RE-ELECTED BOARD MEMBERS IN SEATS #1 AND #2;
AND ADMINISTER OATH OF OFFICE**

Ms. Nguyen informed the Board that there were two seats up for re-election at the General Election for the District, specifically Seat #1 (Oscar De Cardenas), and Seat #2 (Delia Arcelus). Both Mr. De Cardenas and Ms. Arcelus qualified for re-election during the qualifying period for the District’s Board of Supervisors in their respective seats, and no oppositions were received by the Elections Department. As a result, Mr. De Cardenas and Ms. Arcelus were elected unopposed and will commence their new term of office effective November 22, 2022 (two Tuesdays following the General Election) and their term will expire in November 2026.

As a Notary Public in the State of Florida, Ms. Nguyen administered the Oath of Office to Mr. De Cardenas and Ms. Arcelus. The Board welcomed Mr. De Cardenas and Ms. Arcelus back to the Board.

E. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District’s Officers take place. She provided the following slate of names for election:

- Chairperson – Jairo Zapata
- Vice Chairperson – Elizabeth Canchola
- Secretary/Treasurer – Nancy Nguyen

- Assistant Secretaries – Gilberto Altuve, Oscar De Cardenas, Delia Arcelus, Armando Silva and Gloria Perez

A discussion ensued after which:

A **motion** was made by Mr. De Cardenas, seconded by Ms. Arcelus and passed unanimously electing the District's Officers, as listed above.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. September 14, 2022, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 14, 2022, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed approving the minutes of the September 14, 2022, Regular Board Meeting, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Discussion Regarding Stormwater System Cleaning

Ms. Nguyen advised that an inspection of the stormwater drainage system had been conducted and there are 105 structures that require cleaning services and four (4) baffles that need to be reinstalled. Ms. Nguyen presented three (3) proposals for the Board to consider as follows:

- Raptor Vac-Systems, Inc.: \$12,245
- Ameri-Clean Pumping, Inc.: \$13,250
- Express Drain and Sewer Cleaning, LLC: \$19,500

Ms. Nguyen noted that Ameri-Cleaning Pumping, Inc. had been contracted by the District to complete the stormwater drainage system cleaning in both 2021 and 2022. A discussion ensued, after which:

A **motion** was made by Ms. Canchola, seconded by Ms. Arcelus, and unanimously passed accepting the proposal from Ameri-Clean Pumping, Inc. in the amount of \$13,250 for the cleaning of 105 drainage structures and the reinstallation of four (4) baffles; further authorizing District Counsel to prepare a small project agreement and authorizing the District Manager to execute the agreement on behalf of the District.

2. Consider Engineering Updated Rates Request (Alvarez Engineers)

Ms. Nguyen presented a letter from Alvarez Engineers, the District Engineer, respectfully requesting the Board's consideration in updating the engineering hourly billing rates for engineering personnel. Ms. Nguyen advised that the existing billing rates had been in effect since 2015 and that the proposed increased amount was approximately 10%. Ms. Nguyen also confirmed that the District's budget includes sufficient funds for the line item and that the increase in billing rates would not affect the District's budget. As per Alvarez Engineers, the billing rates will be reviewed again after a period of five (5) years. A discussion ensued, after which:

A **motion** was made Ms. Canchola, seconded by Mr. Zapata and unanimously passed accepting the updated billing rates proposed by Alvarez Engineers.

3. Consider Adjustment to District Counsel Fee Structure

Ms. Nguyen presented a letter provided to her by Mr. Cochran.

Mr. Cochran explained that District Counsel's firm, Billing, Cochran, Lyles, Mauro & Ramsey, P.A., has had the current fee structure in place since 2011. Mr. Cochran further explained that although the firm was mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective April 1, 2023.

Ms. Nguyen confirmed that the District's budget includes sufficient funds for the legal line item and that the increase in billing rates would not affect the District's budget.

A **motion** was made Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A..

4. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Ms. Nguyen presented Resolution No. 2023-01 was presented, entitled:

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS
AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL
ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN
EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the resolution and stated that the projected fund balance as of September 30, 2023, is \$350,000. Ms. Nguyen stated that due to the changes in engineering rates, she moved \$500 from the Miscellaneous Stormwater System Maintenance budget line to the Engineering Report/Inspections budget line and allocated \$4,000 from the Miscellaneous Stormwater System Maintenance budget line to the Storm Drain Inlet Maintenance budget line. Ms. Nguyen stated that the overall proposed assessments were not increasing in the fiscal year 2023/2024, so letters to the residents are not required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2023-01, the Board must set

a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed to approve and adopt Resolution No. 2023-01, as presented, setting the public hearing to adopt the fiscal year 2023/2024 final budget and assessments for April 12, 2023, at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178; and further authorizes publication/notice of the budget public hearing, as required by law.

Mr. De Cardenas requested that the Board have a discussion pertaining to the lake banks. Ms. Nguyen duly acknowledged his request and stated that she would add Discussion Regarding Lake Banks as New Business item number 5 to the agenda.

5. ADD-ON: Discussion Regarding Lake Banks

This item was added at the request of Mr. De Cardenas, who expressed concerns about the state of the lake banks within the Galapagos subdivision. Mr. De Cardenas brought to the attention of the Board that there has been a noticeable decrease in the elevation of the lake banks, an observation which was confirmed by other Board Members. In light of the concerns, the Board requested that an inspection of the lake banks be conducted. Ms. Nguyen advised that she would conduct a review to identify the responsible party (the individual associations or the District) for the maintenance of the lake banks.

Ms. Nguyen recommended that, should it be determined that the District is responsible for the maintenance of the lake banks, the District Engineer should be tasked with overseeing the inspection of the lake banks. The Board agreed with Ms. Nguyen's recommendation and further requested that should the District be responsible for the maintenance of the lake banks, they would like to review a proposal from the District Engineer for an inspection of the lake banks and to include a summary of how the lake banks were originally constructed. The Board requested that if the proposal is prepared on time, they would like to review and discuss the proposal during the March 8, 2023, meeting. Ms. Nguyen acknowledged the Board's request.

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that she would advise if there was a necessity to hold the March 8, 2023, meeting, pending the determination of lake bank maintenance responsibility. Ms. Nguyen also reminded the Board that the Public Hearing had been set for April 12, 2023.

There were no further comments by any of the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Arcelus, seconded by Mr. Zapata and unanimously passed adjourning the Regular Board Meeting at 7:30 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices

Published in Miami Daily Business Review on March 30, 2023

Location

Miami-Dade County, Florida

Notice Text

**NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
ISLANDS AT DORAL (SW) COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Islands at Doral (SW) Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 12, 2023, at 6:30 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Terrace, Doral, Florida 33178. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Budget and Non-Ad Valorem Assessment Roll of the District. The Meeting is being held for the necessary public purpose of considering any other District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the budget and/or the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at 786-347-2700 ext. 2027 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-

8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

www.islandsdoralswcdd.org

3/23-30 23-37/0000653063M

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Islands at Doral (SW) Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 12th day of April, 2023.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Islands At Doral (SW)
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

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

FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	82,632
Maintenance Assessments	31,862
Debt Assessments	572,496
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 687,470
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering Report/Inspections	2,000
Storm Drain Inlet Maintenance	13,000
Street/Roadway Maintenance - Polynesian Subdivision	4,200
Miscellaneous General Maintenance	2,650
Miscellaneous Stormwater System Maintenance	8,100
TOTAL MAINTENANCE EXPENDITURES	\$ 29,950
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	33,096
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,900
Arbitrage Rebate Fee	0
Insurance	6,300
Legal Advertisements	650
Miscellaneous	1,400
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fees	4,400
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,154
TOTAL EXPENDITURES	\$ 108,104
REVENUES LESS EXPENDITURES	\$ 579,366
Bond Payments	(538,146)
BALANCE	\$ 41,220
County Appraiser & Tax Collector Fee	(13,740)
Discounts For Early Payments	(27,480)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	82,742	81,653	82,632	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,874	32,872	31,862	Expenditures /.94
Debt Assessments	572,610	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	845	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 689,071	\$ 687,261	\$ 687,470	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	2,375	1,500	2,000	\$500 Increase From 2022/2023 Budget
Storm Drain Inlet Maintenance	6,470	9,000	13,000	\$4,000 Increase From 2022/2023 Budget
Street/Roadway Maintenance - Polynesian Subdivision	0	4,200	4,200	No Change From 2022/2023 Budget
Miscellaneous General Maintenance	63	3,600	2,650	\$950 Decrease From 2022/2023 Budget
Miscellaneous Stormwater System Maintenance	0	12,600	8,100	\$4,500 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 8,908	\$ 30,900	\$ 29,950	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2022/2023 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	31,200	32,136	33,096	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2022/2023 Budget
Legal	6,350	7,500	7,500	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2022/2023 Budget
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2022/2023 Budget
Arbitrage Rebate Fee	0	650	0	No Longer Required (Due To Elimination Of Reserve Fund)
Insurance	5,706	6,000	6,300	Insurance Estimate
Legal Advertisements	499	650	650	No Change From 2022/2023 Budget
Miscellaneous	1,352	900	1,400	\$500 Increase From 2022/2023 Budget
Postage	216	250	250	No Change From 2022/2023 Budget
Office Supplies	196	500	450	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	4,031	4,400	4,400	No Change From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,928	\$ 76,994	\$ 78,154	
TOTAL EXPENDITURES	\$ 78,836	\$ 107,894	\$ 108,104	
REVENUES LESS EXPENDITURES	\$ 610,235	\$ 579,367	\$ 579,366	
Bond Payments	(546,403)	(538,146)	(538,146)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 63,832	\$ 41,221	\$ 41,220	
County Appraiser & Tax Collector Fee	(6,634)	(13,740)	(13,740)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,827)	(27,481)	(27,480)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 32,371	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 32,371	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11	25	100	Projected Interest For 2023/2024
NAV Tax Collection	546,403	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 546,414	\$ 538,171	\$ 538,246	
EXPENDITURES				
Principal Payments	372,000	382,000	392,000	Principal Payment Due In 2024
Interest Payments	166,753	151,608	141,198	Interest Payments Due In 2024
Bond Redemption	0	4,563	5,048	Estimated Excess Debt Collections
Total Expenditures	\$ 538,753	\$ 538,171	\$ 538,246	
Excess/ (Shortfall)	\$ 7,661	\$ -	\$ -	

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 1/1/23 =	\$5,827,000		

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

Lot Size		Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
23	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 1,062.50	\$ 885.64	\$ 885.57	\$ 885.49	\$ 885.44
32	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,250.00	\$ 1,029.64	\$ 1,029.57	\$ 1,029.49	\$ 1,029.44
35	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,312.50	\$ 1,077.64	\$ 1,077.57	\$ 1,077.49	\$ 1,077.44
50	Administrative	\$ -	\$ 123.13	\$ 123.06	\$ 122.98	\$ 124.45
	Maintenance	\$ -	\$ 49.51	\$ 49.51	\$ 49.51	\$ 47.99
	<u>Debt</u>	\$ -	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,750.00	\$ 1,386.64	\$ 1,386.57	\$ 1,386.49	\$ 1,386.44

* Assessments Include the Following :

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

Community Information:

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

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Islands at Doral (SW) Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

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

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

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of April, 2023.

ATTEST:

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

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 11, 2023
November 8, 2023
December 13, 2023
February 14, 2024
March 13, 2024
April 10, 2024
June 12, 2024
September 11, 2024**

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 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 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 10/02/23

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2022/2023, 2023/2024 and 2024/2025
With Two Year Option (2025/2026 and 2026/2027)
Miami-Dade County, Florida**

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 22, 2023 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit two (2) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Islands At Doral (SW) Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.