



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 12, 2025
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
February 12, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Seat and Welcome New Board Members (Seats 3 and 5)
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Consider Resolution No. 2025-03 – Declaring Vacancy (Seat 4).....Page 2
- G. Discussion Regarding Vacancy and Appointment to Fill Vacancy
- H. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- I. Election of Officers
- J. Additions or Deletions to Agenda
- K. Comments from the Public for Items Not on the Agenda
- L. Approval of Minutes
 - 1. November 13, 2024 Regular Board Meeting.....Page 4
- M. Old Business
 - 1. Discussion Regarding Lake Tract Ownership
 - 2. Discussion Regarding SFWMD Preservation Permit
- N. New Business
 - 1. Discussion Regarding Stormwater System Permit Procedures
 - 2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 8
 - 3. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 15
- O. Administrative & Operational Matters
 - 1. Staff Report, as Required
- P. Board Member & Staff Closing Comments
- Q. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
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 Merced Sun-Star
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The Modesto Bee
 The Sun News - Myrtle Beach
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 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142061	594013	Print Legal Ad-IPL01949070 - IPL0194907		\$750.77	2	50 L

Attention: Laura J. Archer

Islands at Doral SW Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 LArcher@sdsinc.org

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

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

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

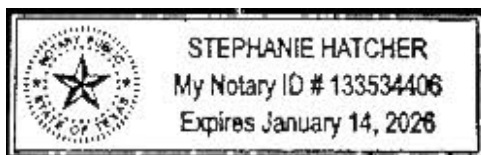
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025 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 9, 2024**
- November 13, 2024**
- December 11, 2024**
- February 12, 2025**
- March 12, 2025**
- April 9, 2025**
- June 11, 2025**
- September 10, 2025**

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

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
www.islandsdoralswcdd.org
 IPL0194907
 Sep 20 2024

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS
AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
DECLARING VACANCIES ON THE BOARD OF SUPERVISORS
PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Islands at Doral (SW) Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 5, 2024 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seat 4 to be filled in the General Election; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seat 4 to be vacant, effective on the second Tuesday following the General Election.

3. The District Board shall appoint a qualified elector to Seat 4 within 90 days of the second Tuesday following the General Election, as required by Section 190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 12th day of February, 2025 by the Board of Supervisors of the Islands at Doral (SW) Community Development District.

ATTEST:

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

**ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 13, 2024**

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 13, 2024, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:30 p.m. in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on September 20, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Jairo Zapata, Vice Chairwoman Elizabeth Canchola, and Supervisor 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 other 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. September 11, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 11, 2024, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Zapata, seconded by Ms. Canchola and unanimously passed approving the minutes of the September 11, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

H. NEW BUSINESS

1. Discussion Regarding South Florida Water Management District (SFWMD) Preservation Permit Email

Ms. Nguyen presented an email from Ms. Gabriel Munoz of SFWMD to Islands at Doral Master Association, Inc. (the “Master”). Ms. Nguyen stated that this email was forwarded to her by Ms. Canchola. Ms. Nguyen explained that in the email, Ms. Munoz indicates that Environmental Resource Permit No. 13-01931-P, which covers land that the Master has control over, was never transferred to an operating entity and is still in the original developer’s name, Century Homebuilders Group. The email further states that there are three (3) community development districts within the permitted area and they require confirmation of which CDDs should be added to the permit.

Ms. Nguyen requested that Ms. Canchola provide an update on correspondence between the Master and SFWMD following this email.

Ms. Canchola explained that the permit covers the preservation area at the northeast corner of the NW 112th Avenue and NW 74th Street intersection. She also stated that although Ms. Munoz’s email references 3 CDDs, there are four (4) CDDs that should be named on the permit. The reason why it is believed that the CDDs should be included in this permit is because the CDD’s stormwater management systems tie into this preservation area. Ms. Canchola further explained that the developer tried to have the restrictions on this land removed so that they could build on the land; however, the developer was unsuccessful. As a result, the developer and the City of Doral have been trying to come to an agreement where the developer would donate the land to the City of Doral. Ms. Canchola stated that she was uncertain if an agreement was made regarding the donation of land.

As discussed during the last meeting, the District is open to discussion regarding the conveyance of the lake bank ownership from the individual HOAs and/or Master to the District. It was the Board consensus that discussions pertaining to this permit should be considered with the anticipation that the District may be responsible for the lake bank maintenance in the future.

Ms. Canchola stated that she would try to obtain more information and would provide that information to Mr. George and Ms. Nguyen.

A **motion** was made by Mr. Zapata, seconded by Mr. De Cardenas and unanimously passed appointing Ms. Canchola as the Islands at Doral (SW) Community Development District representative for matters regarding the Environmental Resource Permit.

More information on this item will be provided at a future meeting.

2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and indicated that there was an operating fund balance of approximately \$420,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. De Cardenas, seconded by Ms. Canchola and unanimously passed adopting Resolution No. 2024-05, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

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

Ms. Nguyen explained that new legislation states that beginning October 1, 2024, the District shall establish goals and objectives and create performance measures and standards to evaluate the District's achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution were items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board would have the opportunity to determine if the goals were met.

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed adopting Resolution No. 2024-06, further establishing the Islands at Doral (SW) Community Development District's goals, objectives, and performance measures.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 12, 2025.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. George reminded the Board that their required 4-hour ethics training must be completed by December 31, 2024.

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. De Cardenas, seconded by Mr. Zapata and unanimously passed adjourning the Regular Board Meeting at 6:58 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-01

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 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 11, 2025 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 2025/2026 Budget.

PASSED, ADOPTED and BECOMES EFFECTIVE this 12th day of February, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	78,833
Maintenance Assessments	35,585
Debt Assessments	572,496
Other Revenues	0
Interest Income	1,080
TOTAL REVENUES	\$ 687,994
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
Storm Drainage/Class V Permit	3,500
Miscellaneous Stormwater System Maintenance	8,100
TOTAL MAINTENANCE EXPENDITURES	\$ 33,450
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	35,100
Secretarial & Field Operations	6,000
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	3,000
Miscellaneous	2,400
Postage	275
Office Supplies	400
Dues & Subscriptions	175
Trustee Fees	4,300
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 84,183
TOTAL EXPENDITURES	\$ 117,633
REVENUES LESS EXPENDITURES	\$ 570,361
Bond Payments	(538,146)
BALANCE	\$ 32,215
County Appraiser & Tax Collector Fee	(13,738)
Discounts For Early Payments	(27,477)
EXCESS/ (SHORTFALL)	\$ (9,000)
Carryover From Prior Year	9,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,589	82,572	78,833	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	31,685	31,862	35,585	Expenditures /.94
Debt Assessments	572,609	572,496	572,496	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	14,189	720	1,080	Interest Projected At \$90 Per Month
TOTAL REVENUES	\$ 703,072	\$ 687,650	\$ 687,994	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering Report/Inspections	1,100	2,000	2,000	No Change From 2024/2025 Budget
Storm Drain Inlet Maintenance	9,500	13,000	13,000	No Change From 2024/2025 Budget
Street/Roadway Maintenance - Polynesian Subdivision	1,219	4,200	4,200	No Change From 2024/2025 Budget
Miscellaneous General Maintenance	0	2,650	2,650	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Miscellaneous Stormwater System Maintenance	0	8,100	8,100	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 11,819	\$ 29,950	\$ 33,450	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	153	383	383	Supervisor Fees *7.65%
Management	33,096	34,080	35,100	CPI Adjustment
Secretarial & Field Operations	6,000	6,000	6,000	No Change From 2024/2025 Budget
Legal	7,110	7,500	7,500	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,644	2,000	3,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	2,473	1,900	2,400	\$500 Increase From 2024/2025 Budget
Postage	165	275	275	No Change From 2024/2025 Budget
Office Supplies	282	425	400	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,031	4,350	4,300	\$50 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	300	300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,473	\$ 81,438	\$ 84,183	
TOTAL EXPENDITURES	\$ 88,292	\$ 111,388	\$ 117,633	
REVENUES LESS EXPENDITURES	\$ 614,780	\$ 576,262	\$ 570,361	
Bond Payments	(546,402)	(538,146)	(538,146)	2026 Principal & Interest Payments
BALANCE	\$ 68,378	\$ 38,116	\$ 32,215	
County Appraiser & Tax Collector Fee	(6,631)	(13,739)	(13,738)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(24,837)	(27,477)	(27,477)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 36,910	\$ (3,100)	\$ (9,000)	
Carryover From Prior Year	0	3,100	9,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 36,910	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,386	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	546,402	538,146	538,146	Maximum Debt Service Collection
Total Revenues	\$ 557,788	\$ 538,646	\$ 539,146	
EXPENDITURES				
Principal Payments	392,000	407,000	416,000	Principal Payment Due In 2026
Interest Payments	146,471	130,452	119,382	Interest Payments Due In 2026
Bond Redemption	0	1,194	3,764	Estimated Excess Debt Collections
Total Expenditures	\$ 538,471	\$ 538,646	\$ 539,146	
Excess/ (Shortfall)	\$ 19,317	\$ -	\$ -	

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 1/1/25 =	 \$5,053,000		

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

Lot Size		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
23	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00	\$ 713.00
	Total For Lot Size 23	\$ 885.57	\$ 885.49	\$ 885.44	\$ 885.35	\$ 885.33
32	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00	\$ 857.00
	Total For Lot Size 32	\$ 1,029.57	\$ 1,029.49	\$ 1,029.44	\$ 1,029.35	\$ 1,029.33
35	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00	\$ 905.00
	Total For Lot Size 35	\$ 1,077.57	\$ 1,077.49	\$ 1,077.44	\$ 1,077.35	\$ 1,077.33
50	Administrative	\$ 123.06	\$ 122.98	\$ 124.45	\$ 124.36	\$ 118.73
	Maintenance	\$ 49.51	\$ 49.51	\$ 47.99	\$ 47.99	\$ 53.60
	<u>Debt</u>	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00	\$ 1,214.00
	Total For Lot Size 50	\$ 1,386.57	\$ 1,386.49	\$ 1,386.44	\$ 1,386.35	\$ 1,386.33

* 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 2025-02

**A RESOLUTION OF THE ISLANDS AT DORAL (SW)
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT’S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Islands At Doral (SW) Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2025.

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

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors