



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

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 11, 2025
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
June 11, 2025
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 12, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
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 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 8
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 - 2. Discussion Regarding SFWMD Preservation Permit
- I. New Business
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- J. Administrative & Operational Matters
 - 1. Staff Report, as Required
- K. Board Member & Staff Closing Comments
- L. 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
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	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

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

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

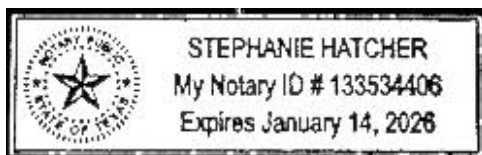
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
REGULAR BOARD MEETING
FEBRUARY 12, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the February 12, 2025, Regular Board Meeting of the Islands at Doral (SW) Community Development District (the “District”) to order at 6:41 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 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. SEAT AND WELCOME NEW BOARD MEMBERS

Ms. Nguyen reminded the Board that there were three (3) seats whose terms expired on November 18, 2024. Those seats are Seat 3 (currently held by Ms. Canchola), Seat 4 (currently held by Ms. Navon) and Seat 5 (currently held by Mr. Zapata). Ms. Nguyen stated that Ms. Canchola and Mr. Zapata ran unopposed for Seat 3 and Seat 5, respectively. She further explained that there were no candidates for Seat 4. Ms. Nguyen explained that the new terms of office for Seats 3 and 5 would commence on the second Tuesday following the general election (November 19, 2024).

E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Canchola and Mr. Zapata. Ms. Nguyen reminded Ms. Canchola and Mr. Zapata that their duties and responsibilities as Board Supervisors remained the same.

Ms. Canchola and Mr. Zapata were welcomed back as Board Supervisors by those in attendance.

F. CONSIDER RESOLUTION NO. 2025-03 – DECLARING VACANCY (SEAT 4)

Ms. Nguyen presented Resolution No. 2025-03, entitled:

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.**

Ms. Nguyen advised that the 4-year term of office for Seat 4 expired on November 18, 2024. She further explained that no elector had qualified for Seat 4 to be filled in the General Election. 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 ninety (90) days of the second Tuesday (November 19, 2024) following the General Election. Until such an appointment, the incumbent board members in such seats shall remain in office.

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed declaring Seat 4 as vacant effective November 19, 2024.

G. DISCUSSION REGARDING VACANCY AND APPOINTMENT TO FILL VACANCY

Ms. Nguyen explained that Ms. Navon will continue to serve in Seat 4 as a holdover until a qualified person is appointed to Seat 4.

H. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was not needed at this time.

I. 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 – Oscar De Cardenas, Delia Arcelus, Olga Navon, Armando Silva and Gloria Perez

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

J. ADDITIONS OR DELETIONS TO THE AGENDA

There were no other additions or deletions to the agenda.

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

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

L. APPROVAL OF MINUTES

1. November 13, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 13, 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 November 13, 2024, Regular Board Meeting, as presented.

M. OLD BUSINESS

1. Discussion Regarding Lake Tract Ownership

There was no update for this item at this time. More information will be provided at a future meeting.

2. Discussion Regarding SFWMD Preservation Permit

Ms. Nguyen asked Ms. Canchola if the Islands at Doral Master Association, Inc. (the “Master”) had received any additional information on this matter from South Florida Water Management District (SFWMD). Ms. Canchola stated that the Master had not received any additional information from SFWMD. More information on this matter will be provided as it becomes available.

N. NEW BUSINESS

1. Discussion Regarding Stormwater System Permit Procedures

Ms. Nguyen stated that Miami-Dade County’s Division of Environmental Resources Management (DERM) is requiring that a Class V permit be issued every time cleaning and maintenance activities are performed for stormwater and utility infrastructures and emergency dewatering operations required for flood protection. Ms. Nguyen explained that this new requirement will be needed for the annual stormwater system cleaning performed by the District, as well as the additional necessary stormwater system services throughout the year.

Ms. Nguyen stated that the current Class V permit pricing is as follows:

- 6 days - \$559 (cannot be extended)
- 7-30 days - \$682.63
- 31-90 days - \$1,053.50
- 365 days - \$2,150

Ms. Nguyen recommended that the District consider a 365 day permit. Ms. Arcelus asked if services have been required more than once a year in the past. Ms. Nguyen and Ms. Canchola explained that in two (2) recent years, the District has needed work more than once a year. Ms. Nguyen explained that should the District experience heavy storms or hurricanes, it would be beneficial to already have a permit in place so that work can be scheduled quickly following such storms. Ms. Nguyen explained that price sheets were requested from several contractors, but she has only received a response from two (2) contractors. Those contractors are Ameri-Clean Pumping, Inc. and Raptor Vac-Systems, Inc. A discussion ensued, after which:

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata accepting the price sheet received from Ameri-Clean Pumping, Inc., further authorizing Ameri-Clean to proceed with a 365 day Class V permit, further authorizing District Counsel to prepare an agreement and for the District Manager to execute same on behalf of the District. The **motion** passed two to one with Ms. Arcelus dissenting.

A **motion** to reconsider was made by Ms. Arcelus, seconded by Mr. Zapata and unanimously passed authorizing Ms. Nguyen to postpone the permitting process until the end of March in anticipation that other districts may engage Ameri-Clean Pumping, Inc., potentially allowing for the Miami-Dade County permitting costs to be shared amongst the participating districts.

NOTE: This discussion took place during item P.

Upon further consideration, Ms. Arcelus articulated the benefit of sharing the permitting costs with other districts.

A **motion** was made by Ms. Arcelus, seconded by Ms. Canchola and unanimously passed authorizing the District Manager to select the most favorable company on behalf the District by the end of March, further authorizing District Counsel to prepare an agreement and for the District Manager to execute same on behalf of the District.

2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Ms. Nguyen presented Resolution No. 2025-01, entitled:

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.

Ms. Nguyen explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$9,000 from the estimated \$420,000 fund balance available as of September 30, 2025. She further explained that a Storm Drain/Class V Permit budget line had been added in the amount of \$3,500. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Ms. Nguyen stated, as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Arcelus, seconded by Ms. Zapata and unanimously passed approving and adopting Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments 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; and further authorizes publication/notice of the budget public hearing, as required by law.

3. Consider Resolution No. 2025-02 – Registered Agent Change

Ms. Nguyen presented Resolution No. 2025-02, entitled:

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**

Mr. George explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **motion** was made by Ms. Canchola, seconded by Mr. Zapata and unanimously passed designating Michael J. Pawelczyk as the Islands at Doral (SW) Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

O. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There were no administrative and operational matters to discuss at this time.

P. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until June 11, 2025.

Ms. Arcelus requested that the Board reconsider and further deliberate on the discussion regarding the Miami-Dade County Class V permit. The Board acknowledged Ms. Arcelus’ request. The summary of this conversation can be found under item N.1.

There were no further comments from the Board Members.

Q. ADJOURNMENT

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142061	663193	Print Legal Ad-IPL02338580 - IPL0233858		1	85 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

**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 June 11, 2025, 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 2025/2026 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 from the District's website (www.islandsdoralswcdd.org), from the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours, or by emailing nguyen@sdsinc.org. 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.

ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT
IPL0233858
May 22, 29 2025

**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 The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:
05/22/25, 05/29/25

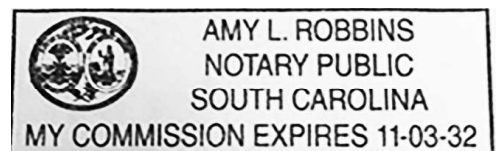
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 29th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



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

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 11th day of June, 2025.

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

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

FINAL 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 FINAL 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 FINAL 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>	<u>\$ 713.00</u>	<u>\$ 713.00</u>	<u>\$ 713.00</u>	<u>\$ 713.00</u>	<u>\$ 713.00</u>
	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>	<u>\$ 857.00</u>	<u>\$ 857.00</u>	<u>\$ 857.00</u>	<u>\$ 857.00</u>	<u>\$ 857.00</u>
	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>	<u>\$ 905.00</u>	<u>\$ 905.00</u>	<u>\$ 905.00</u>	<u>\$ 905.00</u>	<u>\$ 905.00</u>
	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>	<u>\$ 1,214.00</u>	<u>\$ 1,214.00</u>	<u>\$ 1,214.00</u>	<u>\$ 1,214.00</u>	<u>\$ 1,214.00</u>
	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

PROPOSAL

CTL# 17279

Arrow Asphalt & Engineering, Inc.

3050 N.W. 129th Street, Opa Locka, FL 33054

(305) 688-8686 Voice (305) 688-8484 Fax

PROPOSAL SUBMITTED TO:

Date: Monday, May 5, 2025

Client Information

Special District Services, Inc.

2501A Burns Rd

Palm Beach Gardens FL 33410 rquiroga@sdsinc.org

Job Site Information

Re-Stripe & Paver Repair

11440 NW 75th Terrace

Medley, FL 33178

We hereby submit specifications and estimates to perform work at the above job site:

1. Repair shifted brick pavers in the main roundabout at entrance of community.....\$3,890.00
2. Re Stripe Roadway Traffic Markings on Brick Pavers in DOT Approved Latex Traffic Paint.....\$2,226.00
3. Install thermoplastic pavement markings on all asphalt Roadways inside community.....\$8,864.98
4. Furnish and install RPM's (45).....\$650.00

Total: \$15,630.98

[Add cost of permit to total if required, any additional work will be an extra]

We hereby propose to furnish labor and materials to complete in accordance with the above specifications, for the sum of: Sixteen Thousand Six Hundred Thirty Dollars and 98/100 (\$15,630.98) with 50% deposit, and remaining balance payment due upon completion of job.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. We have reviewed the important Disclosures and have provided any special billing instructions on the reverse side. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

AUTHORIZED SIGNATURE:

Signature: _____

Date: _____

Arrow Asphalt & Engineering, Inc

Special District Services, Inc., Re-stripe & Paver Repair, 11440 NW 75th Terrace, Medley, FL 05-05-25 AM CTL17279

IMPORTANT DISCLOSURES AND DESIGNATION OF SPECIAL BILLING INSTRUCTIONS

Disclosures:

1.) Bid does not include fees for permits, bonds, engineering stakes layouts, as-builds or densities. A fee of \$500.00 will be added if Arrow Asphalt & Engineering Inc. is to apply and be responsible for procurement of permit. No import or export, excess fill or deleterious materials included unless noted (cap-rock, muck, grass, trees, ect.) Not responsible for errors and/ or omissions by engineer or surveyor.

BID PRICE VALID FOR THIRTY (30) DAYS.

2.) A 50% deposit is required upon signed contract to schedule work proposed, balance will be due upon job completion. DEPOSIT IS NON-RE FUNDABLE

3.) All material guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

4.) We guarantee our work not to flake, crack or unravel for a period of one year. We are not responsible for the wearing off of the material from the top of the asphalt aggregate due to traffic wear.

5.) Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change order, and will become an extra charge over and above the contract. Bid is based on today's market price for materials. Any increase in material price at start of job will be extra cost. All agreements contingent upon strikes, accidents or delays beyond our control.

6.) Prices given without plans and specs are subject to price change when plans are available. Final payment will be based on actual quantities installed which will be verified by field measurements.

7.) Arrow Asphalt and Engineering is not responsible for delays created by other trades, material suppliers, labor strikes or acts of God.

8.) Arrow Asphalt and Engineering is not responsible for damage to underground sprinkler's or utilities, sod, landscaping, dust removal, painting or stucco, during the normal course of construction.

9.) Claims for property damage must be made in writing 24 hours after the completion of the work. Job related complaints must be made within 48 hours of completion.

10.) Tree hedges and grass to be trimmed prior to the commencement of work.

11.) Seal Coating and striping to be completed in one mobilization. Additional mobilizations are additional costs to the contract. Additional mobilizations are \$1,800.00 per mobilization.

12.) Arrow Asphalt and Engineering is not responsible for the following but not limited to the tracking of the sealer on pavers, driveways, sidewalks or any other areas besides roadway. Sealed areas will be blocked off until dry.

13.) A 1.5% finance charge per month shall be added to any invoice 30 days past due.

14.) This proposal is based on work being completed during the hours of 8am- 5pm, Monday - Friday excluding Holidays and Weekends. No warranties are honored unless payment is made in full. Arrow Asphalt & Engineering will provide a one (1) year warranty on material and workmanship. Normal wear and tear is not covered under this warranty.

Initial _____

15.) Due to the instability in today's market, Arrow Asphalt & Engineering, Inc. cannot guarantee unit prices for any materials, All increases in material costs will be added to cost of contract.

16.) Asphalt unit price predicated on asphalt costing \$110.00 per ton, asphalt will be requoted at time of installation and client to be responsible for difference in cost plus 15% DRE mark-up for overhead and profit, change order to be executed prior to installation of asphalt.

Paving Commercial/ Owner Responsibility & Conditions

1.) Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15am unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and be on call to remove cars from the scheduled work area. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,500.00

2.) Site service: The management company / property owner is responsible to notify all landscapers and garbage companies to not show up in the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.

3.) Rain: If it is raining the day of scheduled service, assume we will not be coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact our representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas any areas where sealer has not bonded.

4.) Sprinklers: Should be off 24 hours prior and 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.

5.) Drainage: Arrow Asphalt and Engineering cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.

6.) Asphalt Over-Runs: Will be billed to owner at \$150.00 per ton.

Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$185.00 per ton.

7.) Reflective Cracking: Arrow Asphalt and Engineering will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked conditions of the existing asphalt pavement.

8.) Driving on surface: Once you start driving on paved/ sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on freshly paved/ sealed asphalt surface, scuffing and turn marks will be evident, no worries in time they will blend with surrounding surface.

Other Terms and Conditions:

1.) 90% of contract amount and change orders must be paid prior to completing punch list items and/ or any changes for additional work required by cities or municipalities.

2.) Towing fees, if necessary, billed as actual. Any vehicles left in the construction area at the commencement of the work will be relocated on site and billed to the Owner/Authorized Agent

Initial _____

- 3.) Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by management/ Board President/ Building Owner (whichever applies.)
- 4.) Arrow Asphalt and Engineering will not be responsible for paint adhesion to car stops that have not been pressure cleaned.
- 5.) Cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
- 8.) Additional mobilization to be billed at \$1,800.00 each for sealcoating. This charge may be billed due to, but not limited to: site unavailability for commencement of work due to vehicles encroaching on the work area, change of schedule by Other/ Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
- 9.) Additional mobilizations to be billed at \$3,500.00 each for Concrete Services. This charge may be billed due to, but not limited to site unavailability for commencement of work due to vehicles encroaching on the work area, change of schedule by Owner/ Authorized agent without prior consent of contractor or repairs to work caused by trespassing.
- 10.) Additional mobilization to be billed at \$3,000.00 for paving. This charge may be billed due to, but not limited to: site unavailability for commencement of the work to due to vehicles encroaching on the work area, change of schedule by Owner/ Authorized agent without prior consent of contractor or repairs to work caused by trespassing. Arrow Asphalt and Engineering will provide a schedule to be approved by Owner prior to any additional mobilizations.
- 11.) Saturday mobilizations will be an additional \$2,500.00.
- 12.) Arrow Asphalt and Engineering cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.

Initial _____

Special Billing Instructions:

Please fill out the information below:

Specify Billing Information:

Company Name: _____

Contact Person: _____

Address: _____

Phone Number: _____

Purchase Order: _____

Provide email for billing: _____

Please note any particular forms, documents, and/or procedures required prior to release of payment:

Initial _____



**YOUR NATIONWIDE PAVEMENT
MAINTENANCE SOLUTION**

OPP-25-017660 - Polynesian at The Islands of Doral
11440 NW 75th Ter
Ryan Quiroga

Ronnie Sagman
ronnie.sagman@rosepaving.com



Paving Our Path

In December 2024, **Rose Paving** and **Atlantic Southern Paving (ASP)** merged to form one of the largest self-performing paving companies in the United States. This strategic union combines their complementary geographic footprints, creating an expansive nationwide network with unparalleled reach. Operating under the Rose Paving name, the merger unites over 1,000 employees across 36 offices, enhancing their ability to deliver best-in-class paving solutions and superior service to clients nationwide.



Completing 20,000+ Jobs Every Year



Providing 80+ Years of Trusted Service



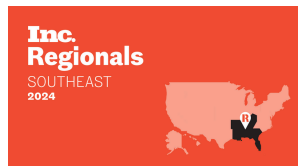
Serving Commercial & Residential HOAs/COAs



Same great team



36 Regional Offices



www.PaveWithASP.com (954) 581-5805



Learn more about **Rose Paving** at www.RosePaving.com

Account Information	Contact Information	Rose Paving Information
Account Name: Polynesian at The Islands of Doral	Contact Name: Ryan Quiroga	Senior Account Executive: Ronnie Sagman
Street Address: 11440 NW 75th Ter	Contact Email: rquiroga@sdsinc.org	Email: ronnie.sagman@rosepaving.com
City State Zip: Doral FL 33178-2249	Contact Phone: 786-609-8717	

Notes/Exclusions
Striping - Concrete Repairs - Paver Reset

PRICING TABLE			
Service Line Name	QTY	U of M	Subtotal
Concrete Pad Repairs - 6" Thick - Remove and Replace	106	SF	\$5,350.00
Striping Parking Areas + Roadways Latex & Thermoplastic DOT Traffic Paint	1	LS	\$9,340.00
Pavers - Reset - 2 Locations - 600 SF	600	SF	\$3,650.00
Total			\$18,340.00



CUSTOMER APPROVAL

Total Dollars Approved: **\$18,340.00**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Concrete Pad Repairs 6" Thick - Remove & Replace Roadway Areas (2)	Sawcut and remove damaged pad around manhole and water valve Install 6" new concrete - 3,000 PSI mix - Brush Finish
Striping Parking Lot + Roadways	Stripe thermoplastic all areas on asphalt roadway Stripe latex on all paver areas and parking space areas Stripe 18" x 60" black boxes with 'VISITOR' stencils
Pavers - Reset - 2 Locations - 600 SF	Remove and reinstall with clean sand where necessary brick pavers around concrete repair area and in roundabout area on main roadway New pavers not included

Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$850.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

11. UNMARKED / UNDOCUMENTED UTILITIES: The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

12. WORK ACCESSIBILITY: The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

13. SOIL CONDITIONS: The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

14. WATER DRAINAGE: On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

15. CLEANING EXPENSES: Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

16. INSURANCE: Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

17. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

18. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

19. ATTORNEY FEES & COSTS: In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

20. JURY WAIVER: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

21. WARRANTY: Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warranted against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

23. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

24. ALTERATIONS TO THIS PROPOSAL: Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

25. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

26. AUTHORITY TO SIGN: The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

As a duly authorized representative of Polynesian at The Islands of Doral, I agree to these Terms & Conditions

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLANDS AT DORAL (SW) COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of June, 2025.

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 2025/2026 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 8, 2025
November 12, 2025
December 10, 2025
February 11, 2026
March 11, 2026
April 8, 2026
June 10, 2026
September 9, 2026**

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.

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www.islandsdoralswcdd.org

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