



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 15, 2018  
6:15 P.M.**

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

[www.coronadocdd.org](http://www.coronadocdd.org)  
305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
Islands at Doral Clubhouse Meeting Room  
8250 N.W. 112<sup>th</sup> Court  
Doral, Florida 33178  
**REGULAR BOARD MEETING**  
February 15, 2018  
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda.
- F. Approval of Minutes
  - 1. November 16, 2017 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project
  - 2. Discussion Regarding the Following Soft Gate/Security Camera/Speed Hump Improvement Project Components:
    - Discussion Regarding Arm Gates and Decorative Gates (Sliding and/or Swing Gates)
    - Bar Code Entry System vs Radio Frequency (RF)-ID Entry System
    - Royal Palms (7) and Foxtail Palms (4) - Relocation
  - 3. Discussion Regarding Results of Improvement Project Resident Survey
- H. New Business
  - 1. Consider Amendment to Security Services Agreement - District & PSI.....Page 5
  - 2. Consider Amendment to Cost Share Agreement – District and Master HOA.....Page 13
  - 3. Discussion Regarding Presentation of the FY 2018/2019 Proposed Budget
- I. Administrative & Operational Matters
  - 1. Discussion Regarding: (i) the General Election 2018; Candidate Qualifying Process for Seats #1 and #2; and (ii) Final Landowner’s Meeting Seat #5 November 2018 – Date **TBA**
  - 2. Staff Report: As Required
- J. Board Members Comments
- K. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared 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

NOTICE OF MEETING  
CORONADO COMMUNITY DEVELOPMENT DISTRICT - FEB.  
15, 2018

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

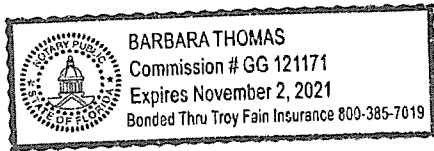
02/05/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
5 day of FEBRUARY, A.D. 2018

(SEAL)

MARIA MESA personally known to me



**NOTICE OF MEETING  
CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will be held February 15, 2018, at 6:15 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8260 NW 112th Court, Doral, Florida 33178.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained from the District's website or by contacting the District Manager at Special District Services, Inc., 8625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014. This meeting may be continued to a date, time and location to be specified on the record at the meeting. There may be occasions when one or more Board members will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (305) 777-0761 at least five (5) calendar days prior to the meeting.

Each person who decides to appeal any action taken at this meeting is advised that each person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Neil Kalin  
District Manager  
Coronado Community Development District

www.coronadocdd.org  
2/5

18-30/0000293145M

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 16, 2017

**Note:** Until a quorum could be established (at approximately 6:50 p.m.), the Board of Supervisors conducted a Workshop on the subject of the traffic pattern and vehicular stacking (at the entrance to the community on 107<sup>th</sup> Avenue) and the influence on the soft gate/security camera improvement project (the “Project”).

Juan Calderon, Traffic Engineer and the Project Design Engineer, was in attendance and reviewed the traffic study (performed in 2014). He noted the traffic queuing during peak hours. Mr. Calderon advised that the District, for very little cost, could provide an ingress point to the community for residents only on the south side of the community at NW 88<sup>th</sup> Street and NW 108<sup>th</sup> Avenue. Mr. Calderon recommended that a letter be sent to poll residents on whether they would be in favor of the Project and also advising them of the Project status. A decision must be made to use asphalt or pavers at the entrance on NW 107<sup>th</sup> Avenue and NW 89<sup>th</sup> Street. Mr. Calderon stated that it would be very helpful if the District could provide a set of electrical plans for the District/community. Mr. Kalin and Ms. Montes will attempt to locate the original electrical plans and will provide same if they are successful.

**A. CALL TO ORDER**

District Manager Neil Kalin called the November 16, 2017, Regular Board Meeting of the Coronado Community Development District to order at 6:20 p.m. in the Second Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on November 6, 2017, as part of the District’s Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of Chairperson Erwin Santacruz (via conference call), Vice Chairperson Gladys Huot and Supervisors Renee Bedoya and Roman Gomez who arrived in person at approximately 6:50 p.m. constituted a quorum and it was in order to proceed with the meeting and business of the District.

Staff in attendance included: District Manager Neil Kalin of Special District Services, Inc.; and District Counsel Alyssa Willson (via conference call) of Hopping Green & Sams, P.A.

Also present were: Melanie Rivera, daughter of Gladys Huot, Doral, Florida; Juana Montes, HOA Property Manager; and Juan Calderon of Caltran Engineering Group, Inc. Miami, Florida.

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 16, 2017

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the Agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. October 19, 2017, Regular Board Meeting**

Mr. Kalin presented the minutes of the October 19, 2017, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was then made by Ms. Huot, seconded by Ms. Bedoya and passed unanimously to approve the minutes of the October 19, 2017, Regular Board Meeting, *as presented*.

**G. OLD BUSINESS**

**1. Discussion Regarding Traffic Pattern/Vehicular Stacking and Influence on Soft Gate/Security Camera/Speed Hump Improvement Project**

This item was previously discussed under the Workshop prior to the meeting.

**2. Storm Drain Inlet Cleaning Project Report**

Mr. Kalin advised that the storm drain inlet cleaning project had been completed and that there were approximately 35 inlets throughout the District that had been successfully cleaned.

**H. NEW BUSINESS**

**1. Discussion Regarding Bar Code Entry System and Master HOA Role/Responsibilities**

Mr. Kalin advised that he would communicate with Juana Montes, the HOA Manager who was in attendance, on the progress of the Soft Gate/Security Camera/Speed Hump Improvement Project ("Project"). The Coronado HOA will be responsible for supplying the bar code decals to all residents in the District. Mr. Kalin will assist Ms. Montes with the draft letter/email that will be sent to residents via an email "blast" in order to identify those in favor of the Project or not.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 16, 2017

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Kalin stated that unless an emergency were to arise, the District would not need to meet until after the New Year. Holiday greetings were exchanged by those in attendance.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Huot, seconded by Ms. Bedoya and unanimously passed to adjourn the Regular Board Meeting at 7:09 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**FIRST AMENDMENT TO AGREEMENT BETWEEN THE CORONADO  
COMMUNITY DEVELOPMENT DISTRICT AND PUBLIC SAFETY  
INTERNATIONAL, INC. REGARDING THE PROVISION OF SECURITY SERVICES**

**This Agreement** (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018 by and between:

**CORONADO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Miami-Dade County, Florida, and with a mailing address 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”); and

**PUBLIC SAFETY INTERNATIONAL, INC.**, with a mailing address of 12930 S.W. 128 Street, Suite 104, Miami, Florida 33186 (“Contractor”, together with District the “Parties”).

**RECITALS**

**WHEREAS**, on January 25, 2017, the District and Contractor (the “Parties”) entered into an agreement for the provision of security services, (the ‘Agreement’); and

**WHEREAS**, Section 5.B. of the Agreement provides that if the District desires additional services from the contractor, the Parties may agree to those additional services in writing; and

**WHEREAS**, the District desires additional services from the contractor; and

**WHEREAS**, Section 21 of the Agreement authorizes the amendment of the Agreement as mutually agreed to by parties; and

**WHEREAS**, the Parties desire to enter into this First Amendment to allow for the increase of weekly security service hours; and.

**WHEREAS**, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation for each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this First Amendment.

**SECTION 2.** Section 3 of the Agreement is hereby replaced with the following:

**SCOPE OF SECURITY SERVICES.** The Contractor will provide security services for the District. The duties, obligations, and responsibilities of Contractor are to

provide the materials, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

**SECTION 3.** Section 5.A. of the Agreement is hereby replaced with the following:

As compensation for the Services described in this Agreement, the District agrees to pay the Contractor an hourly rate of \$14.55 per hour for regularly scheduled hours. The Parties agree that Contractor shall provide security services a minimum of 168 hours per week on the days and times as determined by the District Manager and provided to Contractor at least ten (10) days prior to the start of the next preceding month. Contractor shall be compensated \$21.83 per hour for any hours worked on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, and any non-scheduled work day with less than seventy two (72) hours advance notice by District. Contractor shall invoice the District monthly for hours of Service pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. The term of this Agreement shall be from February 1, 2018 through September 30, 2018 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement may be extended for additional twelve (12) month periods upon agreement of the parties hereto in writing and subject to appropriation of funds by the District's Board of Supervisors (via the District's Annual Operating Fund Budget).

**SECTION 4.** Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

[SIGNATURES CONTINUED ON THE FOLLOWING PAGES]



IN WITNESS WHEREOF, the parties execute this First Amendment the day and year first written above.

ATTEST:

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson  
Board of Supervisors

this \_\_\_\_ day of \_\_\_\_\_, 2018

STATE OF FLORIDA            }  
COUNTY OF MIAMI-DADE    }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as Chairperson/Vice-Chairperson of the Board of Supervisors for **CORONADO COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name  
Commission Expires: \_\_\_\_\_

**WITNESSES:**

**PUBLIC SAFETY INTERNATIONAL,  
INC., a Florida Limited Liability  
Corporation**

\_\_\_\_\_  
Print name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print name: \_\_\_\_\_

this \_\_\_\_ day of \_\_\_\_\_, 2018

STATE OF FLORIDA                    }  
COUNTY OF MIAMI-DADE         }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of **PUBLIC SAFETY INTERNATIONAL, INC.**, a Florida Limited Liability Corporation. He or she is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
Security Services Proposal



# PSI SECURITY AND INVESTIGATIONS

*Providing elite services for the public and private sectors.*

28 November 2017

Coronado Community Development District  
Attention: District Manager  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
via email: [NKalin@sdsinc.org](mailto:NKalin@sdsinc.org)

Re: Security Officer Service Proposal

Dear Mr. Kalin,

Below, please find our proposal for security services:

**Service/Rates:** Unarmed Officers with Traditional Security Uniform. The uniform style and color will be selected by Client. Shifts and subsequent adjustments, if any, will also be determined by Client with a minimum of 168 service hours per calendar week. Services will be billed at \$14.55 per hour for each and every hour worked. This rate will apply until 30 September 2018. A 3% Cost of Living Increase will be added on each 1 year anniversary of service to Client.

**Schedule:** Schedules and shifts will be determined by Client and approved by PSI. This proposal is for unarmed roving security services.

**Vehicles:** One vehicle (Smart for 2 or similar) with security markings and emergency lights will be provided to client at no additional cost. A minimum of 147 service hours per week must be maintained during the entire duration of the



12930 SW 128 Street Suite 104 Miami, Florida 33186 USA  
Telephone: 786.429.3966 Facsimile: 786.429.3066  
State Of Florida Licenses A 1000197 & B 110144



# PSI SECURITY AND INVESTIGATIONS

*Providing elite services for the public and private sectors.*

## **Services and Equipment Included at no additional cost to Client:**

- PSI Security and Investigation's Account Manager.
- TrackTik Integrated Officer Management System
- Drug Screenings to all our employees
- Communication radios for our Officers. Radios will be compatible to existing radio system on site, if applicable. If Client does not have a radio system at this time, PSI will provide 1 additional radio for On-Duty Manager.
- Security Officer Uniforms
- Professional Risk Management Consultation.
- Video Security System evaluation and recommendations.
- Roving PSI Security Supervisor/Account Manager visits to the premises.
- Investigative services of PSI Licensed Investigator to conduct professional investigation of criminal incidents on premises and work with local law enforcement for resolution. Investigations may include loss, criminal mischief, etc.

**Holiday rate:** (Time and one half). Only applied during all Federal Observed Holidays.

**State of Florida Service Tax** 7.0 % will be applied to Billed Service Hours.

**Billing cycle:** Billed at the 15<sup>th</sup> day of each month and end of each month of service and due within 10 days of receipt of invoice.

**Advance Safety** If Automated External Defibrillator (AED) is provided by Client, Officers will be certified in its operation, CPR, and Basic First Responders Techniques.

**Ofc Accountability:** TRACKTIK Integrated Officer Management System will provide key benefits for monitoring, reporting and managing your security operation. Officers will complete patrol tours, report incidents, report maintenance issues, and other activities in real-time. Managers and clients will have the ability to monitor, review, and respond instantly from their browsers or smart-phones. The system will also generate email alerts at the request of management. Please view included brochure.

**Scope of work:** PSI Uniformed Security Service includes our highly visible uniformed officers who are courteous, respectful and project a professional image that conveys authority and deters criminal activity and trespassers. Chronological and accurate logs will be kept by our officers documenting access by vendors and contractors. In addition, suspicious activity, visitor disputes, employee injuries, police and fire activity in the covered premises will be reported and documented via TRACKTIK Integrated Officer Management System. PSI will evaluate the



# PSI SECURITY AND INVESTIGATIONS

*Providing elite services for the public and private sectors.*

current security procedures and Client with recommendations to improve security and cost effectiveness.

**Supervision:**

Our officers are duly licensed and are specifically trained in the requirements and procedures for each particular work site or post. Our officers will be supervised on a continuous basis and will be in direct communication with their supervisor and law enforcement, if required. Mr. Manuel "Manny" Quiza will be assigned as the site Account Manager. Our manager's goal is assist our supervisors and officers, to assure that our officers perform their duties, and assure a safe environment for the visitors and employees. Post orders specific to the requirements of this location will be developed to cover all Standard Operating Procedures for all posts.

Please do not hesitate to contact us if you have any questions raised by the submission of this proposal. Again, we thank you for the consideration of our proposal.

Respectfully,

Carlos M. Hernandez  
President

**CONSIDER AMENDMENT TO COST  
SHARE AGREEMENT – DISTRICT AND  
MASTER HOA**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**