



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 19, 2018
6:15 P.M.**

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

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. 112th Court
Doral, Florida 33178
REGULAR BOARD MEETING
April 19, 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. February 15, 2018 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project
 - (a) Discussion Regarding Security Camera/Entry System Selection
 - (b) Discussion Regarding Speed Hump Detail.....Page 6
 - (c) Discussion Regarding Posting Signage Related to an “Entrance Security System”
 - 2. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 7
 - 2. Discussion Regarding Planting Additional Palm Trees and Project Cost Sharing.....Page 16
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Community Security Company and Proposal Solicitation
 - 2. November General Election – Candidate Qualifying Period: Noon 6/18/18 to Noon 6/22/18
 - 3. Reminder: Financial Disclosure Reporting – **2017 Form 1**
 - 4. Staff Report: As Required
- J. Board Members Comments
- K. Adjourn

**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 April 19, 2018, at 6:15 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8250 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., 6625 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 04/09/18

CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 15, 2018

A. CALL TO ORDER

District Manager Neil Kalin called the February 15, 2018, 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 February 5, 2018, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Erwin Santacruz and Supervisors Renee Bedoya, Roman Gomez and Digna Cabral 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 was: Juana Montes, HOA Property Manager.

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. November 16, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the November 16, 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 Mr. Gomez, seconded by Mr. Santacruz and passed unanimously to approve the minutes of the November 16, 2017, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 15, 2018

1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project

Mr. Kalin advised that the permit plans were under Staff review and would be finalized by the Consulting Engineer, after which permit sets will be generated for submittal to the City of Doral. In addition, upon completion of the permit sets, District Staff will obtain proposals from licensed and insured contractors. It is anticipated that the final plans for permitting will be completed by the end of March 2018.

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)

Mr. Kalin advised that Staff, including Mr. Santacruz, had met in the community with the Traffic Engineer and due to traffic patterns and stacking requirements at the main entrance off of 107th Avenue, the decorative gate concept could not be considered for installation. However, the District could, at some time in the future, consider decorative gates at the north and south locations of the Project.

- Bar Code Entry System vs. Radio Frequency (RF) - ID Entry System

The Traffic Engineer and District Staff reviewed community entrance systems and have determined that the best entry system for the Coronado CDD Soft Gate/Security Project would be to use the Radio Frequency (RF) - ID Entry System.

- Royal Palms (7) and Foxtail Palms (4) – Relocation

One component of the Soft Gate/Security Project is to remove several Royal Palm Trees and Foxtail Palm Trees from the median entrance and south right-of-way of the main entrance. Mr. Kalin advised that he has engaged a contractor to relocate a total of eleven (11) palm trees to designated areas on the perimeter of the lake tract. Mr. Kalin expects that the relocation project will commence the week of February 19th.

3. Discussion Regarding Results of Improvement Project Resident Survey

With the assistance of Juana Montes, the HOA Property Manager, the 2017 Improvement Project Survey results were tabulated and there were 35 resident responses “In Favor” of the Coronado CDD Soft Gate/Security Project (“Project”) and 3 resident responses “Not in Favor” of the Project. Mr. Kalin will share the 2017 Survey Results with the Traffic Engineer.

H. NEW BUSINESS

1. Consider Amendment to Security Services Agreement between the District and PSI

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REGULAR BOARD MEETING
FEBRUARY 15, 2018

Mr. Kalin presented the Amendment to the Security Services Agreement between the District and Public Safety International, Inc. (“PSI”) and explained that the amendment increases security coverage from approximately 21 hours per day to 24 hours per day. A discussion ensued after which;

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and passed unanimously approving the Amendment to the Security Services Agreement between the District and Public Safety International, Inc. (the “Agreement”) with an effective date of February 1, 2018, and authorizes District Officials to execute the Agreement, as required.

2. Consider Amendment to Cost Share Agreement between the District and the Master HOA

Mr. Kalin presented the Amendment to the Cost Share Agreement between the District and Coronado at Doral Master Association, Inc. (the “Association”) and explained that the amendment allows for equal sharing of the increase in costs for the amended security service weekly hours. A discussion ensued after which;

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and passed unanimously approving the Amendment to the Cost Share Agreement between the District and Coronado at Doral Master Association, Inc. (the “Agreement”) with an effective date of February 1, 2018, and authorizes District Officials to execute the Agreement, as required.

3. Discussion Regarding Presentation of the Fiscal Year 2018/2019 Proposed Budget

Mr. Kalin advised that the Fiscal Year 2018/2019 Proposed Budget would be presented at the April 19, 2018, Board Meeting.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding (1) the 2018 General Election; Candidate Qualifying Process for Seats #1 and 2; and (2) Final Landowners’ Meeting; Seat #5, November 2018

Mr. Kalin stated that now that the District was six years or older and has at least 250 registered voters (Qualified Electors), the terms of office for Seats 1 (currently held by Mr. Santacruz) and 2 (currently held by Mr. Gomez) are expiring in November 2018, and that there will also be a Final Landowners’ Meeting scheduled for some time in November in order to elect the last landowner to Seat 5 (currently held by Ms. Cabral). More information on candidate qualifying for election (*Qualifying Period*: noon on June 18, 2018, through noon on June 22, 2018) will be provided at an upcoming meeting and prior to the June scheduled meeting.

2. Staff Report, as Required

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There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated that unless an emergency were to arise, the next meeting was scheduled for April 19, 2018.

K. ADJOURNMENT

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

Secretary/Assistant Secretary

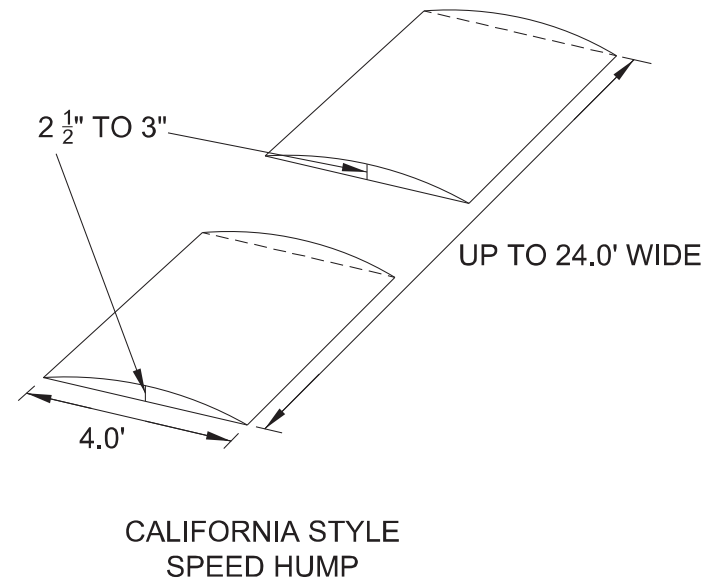
Chairperson/Vice Chairperson

GENERAL NOTES:

1. ALL SIGNING MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, MIAMI DADE COUNTY DESIGN STANDARDS. ALL SIGN PANELS SHALL BE FABRICATED TO COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY AND ADMINISTRATION STANDARD HIGHWAY SIGNS.
2. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRIVEWAY, WHEELCHAIR RAMPS, ETC., MAY BE ADJUSTED SLIGHTLY AS DIRECTED BY THE ENGINEER.
3. ALL SIGN ASSEMBLIES SHALL BE INSTALLED AS PER MIAMI-DADE COUNTY PUBLIC WORKS STANDARD DETAIL R18.1.



W17-1
24" X 24"
STANDARD FDOT SIGN



CALIFORNIA STYLE
SPEED HUMP

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") prior to June 15, 2018, a proposed operating budget and debt service budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: **JUNE 21, 2018**

HOUR: **6:15 PM**

LOCATION: **ISLANDS AT DORAL CLUBHOUSE MEETING ROOM**
 8250 N.W. 112TH COURT, DORAL, FLORIDA 33178
3. The District Manager is hereby directed to submit a copy of the proposed budgets to Miami-Dade County and the City of Doral at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these approved budgets to the manager or administrator of Miami-Dade County for posting on its website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED and EFFECTIVE this 19th day of April, 2018.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Fiscal Year 2018/2019 Proposed Budgets

EXHIBIT A
(Proposed FY 2018/2019 Budgets)

Coronado
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
Administrative Assessments	79,081
Maintenance Assessments	120,895
Debt Assessments	252,625
Master Association Contributions	66,300
Interest	240
TOTAL REVENUES	\$ 519,141
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Security Services	132,600
Aquatic Maintenance/Midgefly Control	4,750
Fountain Maintenance/Power - FPL	2,400
Storm Drainage Maintenance	2,400
Engineering	2,400
Roadway/Street Maintenance	6,000
Soft Gates & Security Cameras Maintenance	4,200
Soft Gates Control/Power - FPL	3,000
Security Camera Monitoring	14,400
Contingency	6,000
Maintenance Reserve	3,000
TOTAL MAINTENANCE EXPENDITURES	\$ 181,150
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes	735
Management	34,632
Field Operations Management	1,500
Legal	10,000
Assessment Roll	3,000
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	1,800
Miscellaneous	2,000
Postage	550
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	4,600
Continuing Disclosure Fee	500
Website Management	1,500
Operating Reserve	4,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,692
TOTAL EXPENDITURES	\$ 264,842
REVENUES LESS EXPENDITURES	\$ 254,299
Bond Payments	(239,994)
BALANCE	\$ 14,305
County Appraiser & Tax Collector Fee	(4,526)
Discounts For Early Payments	(18,104)
EXCESS/ (SHORTFALL)	\$ (8,325)
Carryover From Prior Year	8,325
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	102,187	96,016	79,081	Expenditures Less Interest & Carryover/.95
Maintenance Assessments	103,106	104,052	120,895	Expenditures Less Contributions/.95
Debt Assessments	277,950	252,625	252,625	Bond Payments/.95
Master Association Contributions	61,975	59,550	66,300	Master Association Contributions - 50% Of Security
Interest	512	180	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 545,730	\$ 512,423	\$ 519,141	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Security Services	113,347	119,100	132,600	\$13,500 Increase From 2017/2018 Budget
Aquatic Maintenance/Midgefly Control	1,975	4,500	4,750	\$250 Increase From 2017/2018 Budget
Fountain Maintenance/Power - FPL	665	2,400	2,400	No Change From 2017/2018 Budget
Storm Drainage Maintenance	0	4,200	2,400	\$1,800 Decrease From 2017/2018 Budget
Engineering	1,014	4,800	2,400	\$2,400 Decrease From 2017/2018 Budget
Roadway/Street Maintenance	0	6,600	6,000	\$600 Decrease From 2017/2018 Budget
Soft Gates & Security Cameras Maintenance	0	4,800	4,200	\$600 Decrease From 2017/2018 Budget
Soft Gates Control/Power - FPL	0	2,500	3,000	\$500 Increase From 2017/2018 Budget
Security Camera Monitoring	0	500	14,400	Security Camera Monitoring
Contingency	0	4,800	6,000	\$1,200 Increase From 2017/2018 Budget
Maintenance Reserve	0	4,200	3,000	\$1,200 Decrease From 2017/2018 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 117,001	\$ 158,400	\$ 181,150	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	6,000	10,000	7,000	\$3,000 Decrease From 2017/2018 Budget
Payroll Taxes	459	765	735	Supervisor Fees * 7.65%
Management	33,228	33,924	34,632	CPI Adjustment
Field Operations Management	750	900	1,500	\$600 Increase From 2017/2018 Budget
Legal	6,497	12,000	10,000	FY 2017/2018 Expenditures Through Feb 2018 Were \$1,655
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2017/2018 Audit
Insurance	5,778	6,356	7,200	Insurance Estimate
Legal Advertisements	3,411	1,800	1,800	No Change From 2017/2018 Budget
Miscellaneous	1,428	1,600	2,000	\$400 Increase From 2017/2018 Budget
Postage	371	575	550	\$25 Decrease From 2017/2018 Budget
Office Supplies	1,269	800	800	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	4,580	4,600	4,600	No Change From 2017/2018 Budget
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Operating Reserve	0	9,000	4,200	Operating Reserve
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,246	\$ 91,395	\$ 83,692	
TOTAL EXPENDITURES	\$ 189,247	\$ 249,795	\$ 264,842	
REVENUES LESS EXPENDITURES	\$ 356,483	\$ 262,628	\$ 254,299	
Bond Payments	(265,759)	(239,994)	(239,994)	2019 P & I Payments Less Interest
BALANCE	\$ 90,724	\$ 22,634	\$ 14,305	
County Appraiser & Tax Collector Fee	(4,667)	(4,527)	(4,526)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(16,487)	(18,107)	(18,104)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 69,570	\$ -	\$ (8,325)	
Carryover From Prior Year	0	0	8,325	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 69,570	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	550	0	100	Projected Interest For 2018/2019
NAV Tax Collection	265,759	239,994	239,994	Maximum Debt Service Collection
Total Revenues	\$ 266,309	\$ 239,994	\$ 240,094	
EXPENDITURES				
Principal Payments	70,000	114,000	117,000	Principal Payments Due In 2019
Interest Payments	188,400	125,345	122,891	Interest Payments Due In 2019
Bond Redemption	0	649	203	Estimated Excess Debt Collections
Total Expenditures	\$ 258,400	\$ 239,994	\$ 240,094	
Excess/ (Shortfall)	\$ 7,909	\$ -	\$ -	

Series 2017 Bond Refunding Information

Original Par Amount =	\$3,399,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.125% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2017		
Maturity Date =	May 2038		

Par Amount As Of 1/1/2018 = \$3,399,000

Coronado Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative	\$ 307.40	\$ 308.85	\$ 293.63	\$ 241.84
Maintenance	\$ 317.08	\$ 315.31	\$ 318.20	\$ 369.71
Debt	\$ 850.00	\$ 850.00	\$ 772.56	\$ 772.56
Total	\$ 1,474.48	\$ 1,474.16	\$ 1,384.39	\$ 1,384.11

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327

