



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JULY 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
July 19, 2018
6:15 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. June 21, 2018 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report: Update Regarding Soft Gate/Security Project
 - 2. Staff Report as Required
- H. New Business
- I. Administrative & Operational Matters
 - 1. Discussion Regarding Community Security Services – Proposals
 - 2. Staff Report: As Required
- J. Board Member and Staff Closing 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 JOHANA OLIVA, 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

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

07/09/2018

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.

Johana Oliva

Sworn to and subscribed before me this
9 day of JULY, A.D. 2018

(SEAL)

JOHANA OLIVA personally known to me **MARIA I. MESA**



MARIA I. MESA
Notary Public - State of Florida
Commission # FF 935208
My Commission Expires Mar 4, 2020
Bonded through National Notary Assn.

**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 July 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
7/9

18-71/0000330748M

CORONADO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 21, 2018

A. CALL TO ORDER

District Manager Neil Kalin called the June 21, 2018, Regular Board Meeting of the Coronado Community Development District to order at 6:21 p.m. in the Islands at Doral Clubhouse Meeting Room #2 located at 8250 NW 112th Court, Doral, Florida 33178.

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 September 28, 2017, June 1, 2018, and June 8, 2018, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Erwin Santacruz, Vice Chairperson Gladys Huot, and Supervisors Roman Gomez and Digna Cabral constituted a quorum and it was in order to proceed with the meeting.

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

Also present was Juana Montes, HOA Manager, Castle Group; Reza Pour and George Paz of U.S. Security, Miami, Florida; and Chris Brouwer of Security Watch Group LLC, Doral, Florida.

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. May 17, 2018, Regular Board Meeting

Mr. Kalin presented the minutes of the May 17, 2018, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Ms. Huot, seconded by Ms. Cabral and unanimously passed to approve the minutes of the May 17, 2018, Regular Board Meeting, *as presented*.

Note: At approximately 7:26 p.m., Mr. Kalin recessed the Regular Meeting and simultaneously opened the Public Hearing to receive comments on the Fiscal Year 2018/2019 Budget.

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G. PUBLIC HEARING

1. Proof of Publication

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 1, 2018, and June 8, 2018, as legally required.

2. Receive Public Comment on the Fiscal Year 2018/2019 Final Budget & Assessments

Mr. Kalin opened the public comment portion of the public hearing to receive comments on the fiscal year 2018/2019 final budget and non-ad valorem special assessments. There being no public in attendance, there were no comments from the public on the fiscal year 2018/2019 budget and assessments. Mr. Kalin then closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2018-02 – Appropriations Resolution Fiscal Year 2018/2019

Mr. Kalin presented Resolution No. 2018-02, entitled:

RESOLUTION 2018-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and stated that the document provides for setting aside revenues for specific purposes from the Coronado Community Development District (the “District”) fiscal year 2018/2019 budget by the levying of special non-ad valorem assessments. Furthermore, Mr. Kalin stated that the Board shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District for the General Fund (Operations & Maintenance) and Debt Service Fund (Bond Principal & Interest). A discussion ensued after which:

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and passed unanimously to approve and adopt Resolution No. 2018-02, *as presented*, setting the sum of \$519,141 to be raised by the levy of assessments for the fiscal year 2018/2019, which sum is deemed

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by the Board of Supervisors to be necessary to defray all expenditures of the District during the fiscal year commencing October 1, 2018, and ending September 30, 2019.

4. Consider Resolution No. 2018-03 – Assessment Resolution/Tax Roll Fiscal Year 2018/2019

Mr. Kalin presented Resolution No. 2018-03, entitled:

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and stated that the document provides for the determination of benefit (benefit allocation per unit exceeds the debt apportionment per unit) and imposing special assessments; for the collection and enforcement of the special assessments; and for certifying an assessment roll. The fiscal year 2018/2019 budget and Assessment Roll were made available at the meeting. The District shall collect the special assessments in the same manner as County taxes in accordance with the Uniform Method (Section 197.3632, Florida Statutes). A discussion ensued after which:

A **motion** was made by Ms. Cabral, seconded by Ms. Huot and passed unanimously to approve and adopt Resolution No. 2018-03, *as presented*, thereby imposing special assessments for the 2018/2019 fiscal year; providing the Uniform Method for the collection and enforcement of special assessments; certifying an assessment roll; and providing for amendments to the assessment roll, as required.

Note: At approximately 7:30 p.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report: Update Regarding the 2017 Project

Mr. Kalin advised the Board that the 2017 Project final plans will be completed by the end of next week after which Staff will seek proposals for the work. Ms. Willson advised the

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District Manager to be aware of project threshold limits so that the District is in compliance with sealed bid requirements.

2. Staff Report: As Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule

Mr. Kalin presented Resolution No. 2018-04, entitled:

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin provided a purpose for the document. A discussion ensued after which:

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and passed unanimously to approve and adopt Resolution No. 2018-04, *as presented*, thereby setting the 2018/2019 regular meeting schedule and authorizing the publication of the meeting schedule, as required by law.

2. Consider Resolution No. 2018-05 – Ordering a Final Landowners' Meeting

Mr. Kalin presented Resolution No. 2018-05, entitled:

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A *FINAL* LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE CORONADO COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF ONE (1) MEMBER TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

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Mr. Kalin gave an explanation and purpose for the resolution and provided at the meeting the Election Procedures, proxy forms and sample ballots. Furthermore, Mr. Kalin stated that information related to the Final Landowners' Election (Seat #5) will be available in the District's official records office located at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014. A discussion ensued after which;

A **motion** was made by Ms. Huot, seconded by Ms. Cabral and passed unanimously to approve and adopt Resolution No. 2018-05, *as presented* and sets the Final Landowners' Meeting on November 15, 2018 at 6:15 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8250 N.W. 112th Court, Doral, Florida 33178; and authorizes publication of the Final Landowners' Meeting as required by law.

3. Consider Resolution No. 2018-06 – Adopting a Revised Statewide Mutual Aid Agreement

Mr. Kalin presented Resolution No. 2018-06, entitled:

RESOLUTION NO. 2018-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORONADO COMMUNITY DEVELOPMENT DISTRICT, STATE
OF FLORIDA, APPROVING THE *REVISED* FLORIDA
STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation for the document. A discussion ensued after which;

A **motion** was made by Ms. Cabral, seconded by Mr. Santacruz and unanimously passed to approve and adopt Resolution No. 2018-06, *as presented*; thereby accepting the revised Mutual Aid Agreement between the District and the State of Florida.

Note: Mr. Gomez excused himself from the meeting at approximately 6:38 p.m.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Security Services and Vendor Proposal Presentations

Note: This Agenda Item was considered *after* Agenda **Item F**.

Mr. Kalin introduced the two (2) security companies present, U.S. Security (Reza Pour & George Paz) and Security Watch Group LLC (Christopher Brouwer) and informed the Board that the vendors were in attendance to provide an overview of their services and to demonstrate the personality of their individual companies. Both security companies were well versed in security procedures and welcomed the opportunity to serve the District. After the individual presentations the Board requested the District Manager obtain formal

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proposals for ‘security services’ in the District. Mr. Kalin will provide the proposals and a matrix of services at the meeting in July. No further Board action was taken at this time.

2. General Election – Qualifying Period – Noon June 18th Through Noon June 22nd

Mr. Kalin advised those Board Members whose terms were expiring and wish to be re-elected that the candidate qualifying period runs from noon on June 18th through noon on June 22nd.

3. Expiring Terms of Office in Seat #1 (Santacruz) and Seat #2 (Gomez)

Mr. Kalin informed the Board Members that the terms of office were expiring in Seats #1 and #2 this November.

4. Statement of Financial Interests Disclosure – 2017 Form 1 – Deadline: July 2, 2018

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2017 Statement of Financial Interests Form 1. The deadline for submittal of the **2017 Form 1** (the “Form”) is July 2, 2018.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin advised the Board that the next scheduled meeting was July 19, 2018.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Ms. Cabral and passed unanimously to adjourn the Regular Board Meeting at 7:47 p.m.

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson