



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 21, 2019
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
 February 21, 2019
 6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Vacancy: Seat #2
- E. Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Organizational Matters
 - 1. Consider Resolution No. 2019-01 – Election of Officers.....Page 2
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. November 15, 2018 Regular Board Meeting.....Page 3
- J. Old Business
 - 1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project
 - 2. Staff Report as Required
- K. New Business
 - 1. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 7
 - 2. Discussion Regarding Street Address Signs within the District
- L. Administrative & Operational Matters
 - 1. Staff Report as Required
- M. Board Member & Staff Closing Comments
- N. Adjourn

Miami Daily Business Review

Feb. 11, 2019

Miscellaneous Notices

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 21, 2019, 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
2/11 19-22/0000379100M

RESOLUTION NO. 2019-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORONADO COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 21st day of February, 2019.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 15, 2018**

A. CALL TO ORDER

District Manager Armando Silva called the November 15, 2018, Regular Board Meeting of the Coronado Community Development District to order at 6:46 p.m. in the Islands at Doral Clubhouse Meeting Room located at 8250 NW 112th Court, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. SEAT & WELCOME ELECTED BOARD MEMBER

Mr. Silva seated the newly elected Board Member, Roman Gomez, and he took his respective seat.

D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Roman Gomez and reminded him of his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

E. ESTABLISH A QUORUM

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

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Alyssa Willson (via telephone) of Hopping Green & Sams, P.A.

Also present was Dahiane Rondon, Doral, Florida; Eduardo Rondon, son of Dahiane Rondon, Doral, Florida.

F. ORGANIZATIONAL MATTERS

1. Consider Resolution No. 2018-09 – Canvassing and Certifying the Landowners' Meeting Election Results

Mr. Silva presented Resolution No. 2018-09, entitled:

RESOLUTION NO. 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD AT THE LANDOWNERS' MEETING ON NOVEMBER 15, 2018 PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document and restated the Coronado Community Development District's Landowners' Election results. He then requested that the Board confirm the election results. A discussion ensued after which;

A **motion** was made by Mr. Gomez, seconded by Ms. Huot and unanimously passed to approve and adopt Resolution No. 2018-09, as presented; thereby confirming the election results in which Roman Gomez (Seat #5) was elected to a 4-year term of office and whose terms shall expire in November 2022.

2. Consider Resolution No. 2018-10 – Re-Election of Officers

Mr. Silva stated that as a result of the changes that took place on the Board at the previous meeting, it would be in order to re-elect the Board Officers and to consider Resolution No. 2018-10, entitled:

RESOLUTION NO. 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Silva provided the following slate of names for election:

Chairperson – Erwin Santacruz

Vice Chairperson – Gladys Huot

Secretary/Treasurer – Armando Silva

Assistant Secretaries – Renee Bedoya, Roman Gomez, Gloria Perez and Armando Silva

A discussion ensued after which a **motion** was made by Ms. Huot, seconded by Mr. Santacruz and unanimously passed to approve and adopt Resolution No. 2018-10, *as presented*, thereby *electing* the District's Board officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the Agenda.

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

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

I. APPROVAL OF MINUTES

1. October 18, 2018, Regular Board Meeting

Mr. Silva presented the minutes of the October 18, 2018, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Ms. Huot, seconded by Mr. Santacruz and passed unanimously approving the minutes of the October 18, 2018, Regular Board Meeting, *as presented*.

J. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report required at this time.

K. NEW BUSINESS

1. Consider Small Project Agreement between the District and Arking Solutions

Mr. Silva provided an overview of the Small Project Agreement (Soft Gate Project) between the District and Arking Solutions and stated that District Counsel had reviewed/accepted it. A discussion ensued after which;

A **motion** was made by Mr. Santacruz, seconded by Ms. Huot and unanimously passed approving the Small Project Agreement between the District and Arking Solutions, as presented; thereby authorizing the District Manager to execute the Small Project Agreement on behalf of the District.

2. Consider Small Project Agreement between the District and Regions Security Services, Inc.

Mr. Silva provided an overview of the Small Project Agreement (Security Cameras) between the District and Regions Security, Inc. and stated that District Counsel had reviewed/accepted the Small Project Agreement. A discussion ensued after which;

A **motion** was made by Mr. Santacruz, seconded by Ms. Huot and unanimously passed approving the Small Project Agreement between the District and Regions Security, Inc., as presented; thereby authorizing the District Manager to execute the Small Project Agreement on behalf of the District.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Election Results and Protocol for Declaring Vacancy (Seat #2)

Mr. Silva advised that no one had qualified for Seat #2. Since the Board will meet again next month, the matter of declaring a vacancy in Seat #2 will be addressed. (Pursuant to Section 190.006, *Florida Statutes*, and incumbents will serve no longer than ninety (90) days (from November 20, 2018) or until an appointment to the vacancy has been made. A discussion ensued after which:

A **motion** was made by Ms. Huot, seconded by Ms. Bedoya and unanimously passed declaring a vacancy in Seat #2, effective November 20, 2018; and the Board shall appoint a qualified elector within ninety (90) days from November 20, 2018, to fill said vacancy.

2. Staff Report: As Required

There was no Staff Report required at this time.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

1. Discussion Regarding Year-End Meeting Schedule

Mr. Silva stated that unless there was an emergency, this Board would not meet until after the New Year.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Ms. Bedoya and unanimously passed to adjourn the Regular Board Meeting at 6:59 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 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, 2019, a proposed operating budget and debt service budget for Fiscal Year 2019/2020; 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 2019/2020 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: _____, 2019

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 21st day of February, 2019.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Fiscal Year 2019/2020 Proposed Budgets

EXHIBIT A
(Proposed FY 2019/2020 Budgets)

Coronado
Community Development District

**Proposed Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	82,173
Maintenance Assessments	117,632
Debt Assessments	252,625
Master Association Contributions	71,000
Interest	300
TOTAL REVENUES	\$ 523,730
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Security Services	142,000
Aquatic Maintenance/Midgefly Control	4,750
Fountain Maintenance/Power - FPL	2,400
Storm Drainage Maintenance	2,400
Engineering	1,500
Roadway/Street Maintenance	5,400
Soft Gates & Security Cameras Maintenance	4,200
Soft Gates Control/Power - FPL/Comcast	4,500
Security Camera Monitoring/Recording	6,000
Contingency	6,000
Maintenance Reserve	3,600
TOTAL MAINTENANCE EXPENDITURES	\$ 182,750
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes	535
Management	35,280
Field Operations Management	2,100
Legal	10,000
Assessment Roll	3,000
Audit Fees	3,600
Insurance	7,500
Legal Advertisements	1,700
Miscellaneous	2,000
Postage	525
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management/ADA Compliance	2,000
Operating Reserve	3,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,165
TOTAL EXPENDITURES	\$ 265,915
REVENUES LESS EXPENDITURES	\$ 257,815
Bond Payments	(239,994)
BALANCE	\$ 17,821
County Appraiser & Tax Collector Fee	(4,524)
Discounts For Early Payments	(18,097)
EXCESS/ (SHORTFALL)	\$ (4,800)
Carryover From Prior Year	4,800
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

REVENUES	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
Administrative Assessments	96,959	79,081	82,173	Expenditures Less Interest & Carryover/.95
Maintenance Assessments	104,052	120,895	117,632	Expenditures Less Contributions/.95
Debt Assessments	252,625	252,625	252,625	Bond Payments/.95
Master Association Contributions	61,905	66,300	71,000	Master Association Contributions - 50% Of Security
Interest	613	240	300	Projected At \$25 Per Month
TOTAL REVENUES	\$ 516,154	\$ 519,141	\$ 523,730	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Security Services	125,753	132,600	142,000	\$9,400 Increase From 2018/2019 Budget
Aquatic Maintenance/Midgefly Control	1,800	4,750	4,750	No Change From 2018/2019 Budget
Fountain Maintenance/Power - FPL	657	2,400	2,400	No Change From 2018/2019 Budget
Storm Drainage Maintenance	3,500	2,400	2,400	No Change From 2018/2019 Budget
Engineering	285	2,400	1,500	\$900 Decrease From 2018/2019 Budget
Roadway/Street Maintenance	563	6,000	5,400	\$600 Decrease From 2018/2019 Budget
Soft Gates & Security Cameras Maintenance	0	4,200	4,200	No Change From 2018/2019 Budget
Soft Gates Control/Power - FPL/Comcast	0	3,000	4,500	\$1,500 Increase From 2018/2019 Budget
Security Camera Monitoring/Recording	0	14,400	6,000	\$8,400 Decrease From 2018/2019 Budget
Contingency	17,380	6,000	6,000	No Change From 2018/2019 Budget
Maintenance Reserve	8,280	3,000	3,600	\$600 Increase From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 158,218	\$ 181,150	\$ 182,750	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	5,800	7,000	7,000	No Change From 2018/2019 Budget
Payroll Taxes	444	735	535	Supervisor Fees * 7.65%
Management	33,924	34,632	35,280	CPI Adjustment
Field Operations Management	900	1,500	2,100	\$600 Increase From 2018/2019 Budget
Legal	4,089	10,000	10,000	No Change From 2018/2019 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,400	3,500	3,600	\$100 Increase From 2018/2019 Budget
Insurance	5,778	7,200	7,500	Insurance Estimate
Legal Advertisements	676	1,800	1,700	\$100 Decrease From 2018/2019 Budget
Miscellaneous	1,884	2,000	2,000	No Change From 2018/2019 Budget
Postage	241	550	525	\$25 Decrease From 2018/2019 Budget
Office Supplies	642	800	800	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,165	4,600	3,600	\$1,000 Decrease From 2018/2019 Budget
Continuing Disclosure Fee	350	500	350	\$150 Decrease From 2018/2019 Budget
Website Management/ADA Compliance	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
Operating Reserve	0	4,200	3,000	Operating Reserve
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,968	\$ 83,692	\$ 83,165	
TOTAL EXPENDITURES	\$ 224,186	\$ 264,842	\$ 265,915	
REVENUES LESS EXPENDITURES	\$ 291,968	\$ 254,299	\$ 257,815	
Bond Payments	(241,593)	(239,994)	(239,994)	2020 P & I Payments Less Interest
BALANCE	\$ 50,375	\$ 14,305	\$ 17,821	
County Appraiser & Tax Collector Fee	(4,380)	(4,526)	(4,524)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(15,396)	(18,104)	(18,097)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 30,599	\$ (8,325)	\$ (4,800)	
Carryover From Prior Year	0	8,325	4,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 30,599	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	495	100	100	Projected Interest For 2019/2020
NAV Tax Collection	241,592	239,994	239,994	Maximum Debt Service Collection
Total Revenues	\$ 242,087	\$ 240,094	\$ 240,094	
EXPENDITURES				
Principal Payments	114,000	117,000	119,000	Principal Payments Due In 2020
Interest Payments	127,962	122,891	120,235	Interest Payments Due In 2020
Bond Redemption	0	203	859	Estimated Excess Debt Collections
Total Expenditures	\$ 241,962	\$ 240,094	\$ 240,094	
Excess/ (Shortfall)	\$ 125	\$ -	\$ -	

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 1/1/2019 = \$3,285,000

Coronado Community Development District Assessment Comparison

	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
Administrative	\$ 308.85	\$ 293.63	\$ 241.84	\$ 251.30
Maintenance	\$ 315.31	\$ 318.20	\$ 369.71	\$ 359.73
Debt	\$ 850.00	\$ 772.56	\$ 772.56	\$ 772.56
Total	\$ 1,474.16	\$ 1,384.39	\$ 1,384.11	\$ 1,383.59

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327