



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 19, 2020  
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**  
Doral Legacy Park Second Floor Conference Room  
11400 NW 82<sup>nd</sup> Terrace  
Doral, Florida 33178  
**REGULAR BOARD MEETING**  
March 19, 2020  
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. November 21, 2019 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project
  - 2. Update Regarding Potential Transfer of Perimeter Wall – Coronado Master Association to Coronado Community Development District
  - 3. Staff Report as Required
- H. New Business
  - 1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 5
  - 2. Discussion Regarding Vehicle Decal Distribution
- I. Administrative & Operational Matters
  - 1. Discussion Regarding Qualifying Period
  - 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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

CORONADO COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

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

10/07/2019

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.

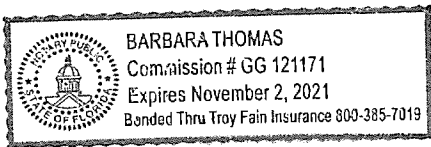
*Guillermo Garcia*

Sworn to and subscribed before me this  
7 day of OCTOBER, A.D. 2019

*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me



**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2019/2020 REGULAR  
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Coronado 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 6:15 p.m. on the following dates:

- October 17, 2019
- November 21, 2019
- February 20, 2020
- March 19, 2020
- May 21, 2020
- June 18, 2020
- July 16, 2020
- September 17, 2020

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 305-777-0761 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 insure 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 305-777-0761 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.

CORONADO COMMUNITY DEVELOPMENT DISTRICT

[www.coronadocdd.org](http://www.coronadocdd.org)  
10/7

19-02/0000429688M

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 21, 2019**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 21, 2019, Regular Board Meeting and Public Hearing of the Coronado Community Development District to order at 6:25 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 811400 NW 82<sup>nd</sup> Terrace, 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 7, 2019, as part of the District’s Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Erwin Santacruz, Vice Chairperson Gladys Huot and Supervisor Dahiane Rondon 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 Michelle Rigoni (via telephone) of Hopping Green & Sams, P.A.

Also present were: Eduardo Rondon, son of Dahiane Rondon, 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. October 17, 2019, Regular Board Meeting Minutes**

Mr. Silva presented the minutes of the October 17, 2019, 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 17, 2019, Regular Board Meeting, *as presented*.

***Note:** A motion was made by Mr. Santacruz, seconded by Ms. Huot and unanimously made recessing the Regular Meeting and simultaneously opening the Public Hearing at approximately 6:27 p.m.*

**G. PUBLIC HEARING – ADOPTION OF AMENDED AND RESTATED RULES OF PROCEDURE**

## **1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing had been published in *Miami Daily Business Review* on October 23, 2019, and October 24, 2019, as legally required.

## **2. Receive Public Comment on Adopting Amended & Restated Rules of Procedure**

Mr. Silva opened the public comment portion of the public hearing to receive comments on the amended & restated rules of procedure. There being no comments from the public on the amended and restated rules of procedure, Mr. Silva closed the public comment portion of the Public Hearing.

## **3. Consider Resolution No. 2019-08 – Adopting Amended & Restated Rules of Procedure**

Resolution No. 2019-08 was presented, entitled:

### **RESOLUTION 2019-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CORONADO COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING AMENDED AND RESTATED RULES OF  
PROCEDURE; PROVIDING A SEVERABILITY CLAUSE;  
AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Santacruz, seconded by Ms. Huot and passed unanimously to adopt Resolution No. 2019-08, as presented.

***Note:** At approximately 6:33 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

## **H. OLD BUSINESS**

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

Mr. Silva advised that Martha Arango of Arking Solutions indicated that she was awaiting a response from Miami-Dade County (the “County”) Department of Economic Resources (“DERM”) regarding the recently submitted Tree Relocation Permit. Once the Tree Relocation Permit is signed by a representative of the County DERM, then Ms. Arango will deliver it to the City of Doral (the “City”) for the issuance of the permit by the City. Another update regarding this topic will be provided at the next meeting.

### **2. Staff Report, as Required**

There was no Staff Report at this time.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Potential Transfer of Perimeter Wall – Coronado Master Association to Coronado Community Development District**

Mr. Santacruz, on behalf of the Coronado Master Association (the “Association”), noted that the Association had yet to make a decision regarding the potential conveyance of the perimeter wall from the Association to the District. More information regarding this matter will be discussed at an upcoming meeting.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

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

Mr. Silva stated that unless an emergency were to occur, the Board will not have to meet until after the New Year. Holiday wishes were exchanged by those in attendance.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Ms. Huot and unanimously passed to adjourn the Regular Board Meeting at 6:36 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 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, 2020, a proposed operating budget and debt service budget for Fiscal Year 2020/2021; 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 2020/2021 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: \_\_\_\_\_, 2020  
HOUR: 6:15 p.m.  
LOCATION: Doral Legacy Park Second Floor Conference Room  
11400 NW 82<sup>nd</sup> Terrace, 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 19<sup>th</sup> day of March, 2020.

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson

**Exhibit A:** Fiscal Year 2020/2021 Proposed Budgets



**EXHIBIT A**

**(Proposed FY 2019/2020 Budgets)**

Coronado  
Community Development District

**Proposed Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

# 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 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	82,167
Maintenance Assessments	117,105
Debt Assessments	252,625
Master Association Contributions	72,500
Interest	360
<b>TOTAL REVENUES</b>	<b>\$ 524,757</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Security Services	145,000
Aquatic Maintenance/Midgefly Control	3,000
Fountain Maintenance/Power - FPL	2,000
Storm Drainage Maintenance	3,000
Engineering	1,750
Roadway/Street Maintenance	5,400
Soft Gates & Security Cameras Maintenance	4,200
Soft Gates Control/Power - FPL/Comcast	4,500
Security Camera Monitoring/Recording	4,000
Contingency	4,000
Maintenance Reserve	1,900
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 178,750</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes	535
Management	36,084
Field Operations Management	2,100
Legal	10,000
Assessment Roll	3,000
Audit Fees	3,500
Insurance	7,200
Legal Advertisements	1,600
Miscellaneous	2,000
Postage	500
Office Supplies	775
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management/ADA Compliance	2,000
Operating Reserve	3,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 83,419</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 262,169</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 262,588</b>
Bond Payments	(239,994)
<b>BALANCE</b>	<b>\$ 22,594</b>
County Appraiser & Tax Collector Fee	(4,518)
Discounts For Early Payments	(18,076)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

<b>REVENUES</b>	<b>FISCAL YEAR 2018/2019 ACTUAL</b>	<b>FISCAL YEAR 2019/2020 BUDGET</b>	<b>FISCAL YEAR 2020/2021 BUDGET</b>	<b>COMMENTS</b>
Administrative Assessments	80,304	82,173	82,167	Expenditures Less Interest & Carryover/.95
Maintenance Assessments	120,895	117,632	117,105	Expenditures Less Contributions/.95
Debt Assessments	252,625	252,625	252,625	Bond Payments/.95
Master Association Contributions	69,411	71,000	72,500	Master Association Contributions - 50% Of Security
Interest	695	300	360	Projected At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 523,930</b>	<b>\$ 523,730</b>	<b>\$ 524,757</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Security Services	138,726	142,000	145,000	\$3,000 Increase From 2019/2020 Budget
Aquatic Maintenance/Midgefly Control	1,860	4,750	3,000	\$1,750 Decrease From 2019/2020 Budget
Fountain Maintenance/Power - FPL	808	2,400	2,000	\$400 Decrease From 2019/2020 Budget
Storm Drainage Maintenance	0	2,400	3,000	\$600 Increase From 2019/2020 Budget
Engineering	1,689	1,500	1,750	\$250 Increase From 2019/2020 Budget
Roadway/Street Maintenance	350	5,400	5,400	No Change From 2019/2020 Budget
Soft Gates & Security Cameras Maintenance	0	4,200	4,200	No Change From 2019/2020 Budget
Soft Gates Control/Power - FPL/Comcast	0	4,500	4,500	No Change From 2019/2020 Budget
Security Camera Monitoring/Recording	750	6,000	4,000	\$2,000 Decrease From 2019/2020 Budget
Contingency	0	6,000	4,000	\$2,000 Decrease From 2019/2020 Budget
Maintenance Reserve	420	3,600	1,900	\$1,700 Decrease From 2019/2020 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 144,603</b>	<b>\$ 182,750</b>	<b>\$ 178,750</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	4,000	7,000	7,000	No Change From 2019/2020 Budget
Payroll Taxes	306	535	535	Supervisor Fees * 7.65%
Management	34,632	35,280	36,084	CPI Adjustment
Field Operations Management	1,500	2,100	2,100	No Change From 2019/2020 Budget
Legal	2,196	10,000	10,000	No Change From 2019/2020 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,500	3,600	3,500	Accepted Amount For 2019/2020 Audit
Insurance	5,000	7,500	7,200	Insurance Estimate
Legal Advertisements	472	1,700	1,600	\$100 Decrease From 2019/2020 Budget
Miscellaneous	1,157	2,000	2,000	No Change From 2019/2020 Budget
Postage	218	525	500	\$25 Decrease From 2019/2020 Budget
Office Supplies	420	800	775	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	3,165	3,600	3,600	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management/ADA Compliance	1,500	2,000	2,000	No Change From 2019/2020 Budget
Operating Reserve	0	3,000	3,000	Operating Reserve
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 61,591</b>	<b>\$ 83,165</b>	<b>\$ 83,419</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 206,194</b>	<b>\$ 265,915</b>	<b>\$ 262,169</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 317,736</b>	<b>\$ 257,815</b>	<b>\$ 262,588</b>	
Bond Payments	(241,673)	(239,994)	(239,994)	2021 P & I Payments Less Interest
<b>BALANCE</b>	<b>\$ 76,063</b>	<b>\$ 17,821</b>	<b>\$ 22,594</b>	
County Appraiser & Tax Collector Fee	(4,382)	(4,524)	(4,518)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(15,244)	(18,097)	(18,076)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 56,437</b>	<b>\$ (4,800)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	4,800	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 56,437</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	1,296	100	200	Projected Interest For 2020/2021
NAV Tax Collection	241,673	239,994	239,994	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 242,969</b>	<b>\$ 240,094</b>	<b>\$ 240,194</b>	
<b>EXPENDITURES</b>				
Principal Payments	117,000	119,000	122,000	Principal Payments Due In 2021
Interest Payments	124,134	120,235	117,220	Interest Payments Due In 2021
Bond Redemption	0	859	974	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 241,134</b>	<b>\$ 240,094</b>	<b>\$ 240,194</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 1,835</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/2020 = \$3,168,000

## Coronado Community Development District Assessment Comparison

	Fiscal Year 2017/2018 <u>Projected Assessment*</u>	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Projected Assessment*</u>
Administrative	\$ 293.63	\$ 241.84	\$ 251.30	\$ <b>267.38</b>
Maintenance	\$ 318.20	\$ 369.71	\$ 359.73	\$ <b>342.03</b>
<u>Debt</u>	<u>\$ 772.56</u>	<u>\$ 772.56</u>	<u>\$ 772.56</u>	<u>\$ <b>772.56</b></u>
<b>Total</b>	<b>\$ 1,384.39</b>	<b>\$ 1,384.11</b>	<b>\$ 1,383.59</b>	<b>\$ 1,381.97</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327