



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
DECEMBER 5, 2024  
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  
**SPECIAL BOARD MEETING**  
December 5, 2024  
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. October 17, 2024 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Staff Report, as Required
- H. New Business
  - 1. Discussion Regarding New Cameras in the Community
  - 2. Discussion Regarding Parking Enforcement & Security Services
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

NOTICE OF SPECIAL BOARD MEETING OF THE  
CORONADO COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Coronado Community Development District (the "District") will hold a Special Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on December 5<sup>th</sup>, 2024, at 6:15 p.m. in the Meeting Room of Doral Legacy Park located at 11400 NW 82<sup>nd</sup> Terrace, Doral, Florida 33178 for the purpose of discussing District business relative to the community Security Services and any other District business which may lawfully and properly come before the Board.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [asilva@sdsinc.org](mailto:asilva@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Anyone requiring assistance in order to participate in this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

CORONADO COMMUNITY DEVELOPMENT DISTRICT  
[www.coronadocdd.org](http://www.coronadocdd.org)

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 17, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 17, 2024, Regular Board Meeting of the Coronado Community Development District (the “District”) to order at 6:23 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 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 Herald* on June 28, 2024 and July 5, 2025, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, *as legally required*.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Erwin Santacruz, Vice Chairperson David Vega and Supervisors Renee Bedoya and Dahiane Rondon constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Alyssa Willson of Kutak Rock LLP (via conference call).

Others in attendance included: Maximo Albornett, Doral , FL; , Nelson Dopico, Doral, FL; and Felix Murillo of CAM Brokerage & Management LLC.

**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. July 18, 2024 Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the July 18, 2024, Regular Board Meeting & Public Hearing and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Santacruz, seconded by Ms. Bedoya and unanimously passed approving the minutes of the July 18, 2024 Regular Board Meeting & Public Hearing, *as presented*.

**G. OLD BUSINESS**

There was no old business at this time.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Mr. Silva presented Resolution No. 2024-07, entitled:

**RESOLUTION NO. 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document and indicated that there was an operating fund balance of approximately \$353,616 at the end of the fiscal year. Mr. Silva asked if there were any additional questions regarding the Fiscal Year 2023/2024 Amended Budget. There being no additional comments:

A **motion** was made by Mr. Santacruz, seconded by Mr. Vega and unanimously passed adopting Resolution No. 2024-07, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

**2. Consider Resolution No. 2024-08 – Adopting Goals and Objectives**

Mr. Silva presented Resolution No. 2024-08, entitled:

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva explained that new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievements of these goals and objectives. Ms. Willson further explained that the goals and objectives of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **motion** was made by Mr. Santacruz seconded by Ms. Bedoya and unanimously passed accepting resolution No. 2024-08, further establishing the Coronado Community Development District's goals, objectives, and performance measures.

**3. Discussion Regarding Repaving and Sealcoating of Roadways**

A discussion ensued after which the Board consensus was to table this topic for some time in the future. The Board and HOA need to figure out reasonable logistics and timeline to commence this project as well as the life expectancy of the asphalt. The Board has tabled the project for now

#### **4. Discussion Regarding Security Services – Cost Increase and Proposals**

A discussion ensued in which Mr. Albornett and Mr. Dopico of the Coronado Condominium Owners Association (“COA”) brought up issues with the current security company, Regions Security. They stated that there are a lack of parking spaces within the District and that Regions is not properly conducting Parking Enforcement. Mr. Murillo provided his correspondence with Regions in regard to parking enforcement and he proposed hiring a parking enforcement company dedicated to scanning license plates and enforcing the parking rules. A discussion ensued after which the Board is considering a trial period of 3 months and seeing if results improved. A Special Board meeting is to be held to discuss further.

#### **I. Auditor Selection Committee**

##### **1. Ranking of Proposals/Consider Selection of an Auditor**

Mr. Silva announced for the record that he was recessing the Regular Board Meeting and simultaneously calling to order at approximately 7:39 pm the meeting of the **Audit Committee**. The purpose of the **Audit Committee** meeting is to rank and recommend in order of preference no fewer than three (3) firms to perform the required auditing services for three (3) fiscal years commencing with the 2023/2024 audit and to include a two (2) year renewal option. However, since the District received only one (1) proposal, the **Audit Committee** recommends waiving the criteria to recommend no fewer than three (3) firms and to continue with the ranking of the one (1) proposing audit forms. The District Manager (“DM”), previously appointed to the **Audit Committee**, provided to the **Audit Committee** members the ranking summary of the one (1) audit proposal received in response to the request for proposals; and provided copies of the proposal. A discussion ensued after which;

A **motion** was made by Mr. Santacruz, seconded by Mr. Vega and unanimously passed to rank Grau & Associates as number 1.

There being no further **Audit Committee** business to conduct, Mr. Silva adjourned the **Audit Committee** meeting at approximately 7:43 p.m. and simultaneously reconvened the Regular Board Meeting so the that Board of Supervisors could consider and select one of the firms recommended by the **Audit Committee**. A discussion ensued after which;

A **motion** was made by Ms. Rondon, seconded by Mr. Vega and unanimously passed to engage the auditing firm of Grau & Associates, the highest ranked and qualified auditing firm, to perform audits for the three (3) fiscal years 2023/2024, 2024/2025 and 2025/2026; and the fees for each fiscal year will be \$3,500, \$3,600 and \$3,700 respectively; and to provide in the engagement a two (2) year renewal option for the fiscal years 2026/2027 audit and 2027/2028 audit; and provides for the District Manager to negotiate a fee of not to exceed \$3,800 for the 2026/2027 fiscal year audit and \$3,900 2027/2028 fiscal year audit.

#### **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative & Operational matters.

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

There were no Board member closing comments at this time.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Mr. Vega and passed unanimously to adjourn the Regular Board Meeting at 7:46 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson