



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 19, 2026
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
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AGENDA
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82nd Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
March 19, 2026
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 20, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Discussion Regarding Traffic Calming Devices.....Page 6
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
 - 2. Discussion Regarding Amendment to Contribution Agreement – Parking Enforcement
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2026-03-10

Subcategory
Miscellaneous Notices

NOTICE OF REGULAR BOARD MEETING OF THE
CORONADO COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") on March 19, 2026, at 6:15 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Terrace, Doral, Florida 33178.

The purpose of the Regular Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Coronado Community
Development District
www.coronadocdd.org

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Mar 10 2026

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 20, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the November 20, 2025, Regular Board Meeting of the Coronado Community Development District (the “District”) to order at 6:15 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82nd 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 November 10, 2025, 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, Maximo Albornett, 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 were: Janet Vallecillo, Miami, FL; Cristina Gonzalez, Miami, FL; Eduardo Rondon, Miami, FL

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Santacruz requested to add the following item to the agenda:

- Discussion Regarding Security & Parking Enforcement

Ms. Vallecillo requested to add the following item to the agenda:

- Discussion Regarding a Potential Fence for Iguanas and Ducks along the Lake Bank

Mr. Silva acknowledged Mr. Santacruz and Ms. Vallecillo’s requests to add the items to the agenda

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. July 17, 2025 Regular Board Meeting

Mr. Silva presented the minutes of the July 17, 2025, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Santacruz,

seconded by Mr. Albornett and unanimously passed approving the minutes of the July 17, 2025, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

There was no old business at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$248,854 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Ms. Rondon and unanimously passed adopting Resolution No. 2025-05, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

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

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Vega, seconded by Mr. Albornett and unanimously passed accepting Resolution No. 2025-06, as presented, further adopting the Coronado Community Development District’s Goals and Objectives Annual Report; further authorizing the publication on the District website; and thus adopts the same Goals and Objectives as the previous year.

3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the July 17, 2025, Regular Board Meeting regarding access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel had prepared a resolution to adhere to the County’s request

4. Consider Resolution No. 2025-07 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-07, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Erwin Santacruz as Chairperson, and David Vega as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Rondon, seconded by Mr. Albornett and unanimously passed approving and adopting Resolution No. 2025-07; thereby authorizing Armando Silva as District Manager, Erwin Santacruz as Chairperson, and David Vega as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

5. Discussion Regarding Traffic Calming Devices

Mr. Silva presented the results of the traffic study conducted by Alvarez Engineering within the District. A discussion ensued about the traffic study suggested locations and adjusting the locations closer to the curve on NW 89th Street. The Board decided to move forward with the proposal once changes have been made and appointed Mr. Santacruz as the Board liaison to approve the changes once the new map has been received by Alvarez Engineering.

A **motion** was made by Mr. Vega, seconded by Mr. Albornett and passed unanimously approving the not to exceed amount of \$10,000 for traffic calming devices, permitting, signs, and further appointing Mr. Santacruz as the Board liaison.

6. Discussion Regarding Lighting Maintenance

Mr. Silva presented a proposal from E-Lighting with regard to quarterly service and maintenance of the ring lights on the palm trees. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Ms. Rondon and passed unanimously approving the quarterly maintenance proposal from E-Lighting.

7. Discussion Regarding Security & Parking Enforcement

Mr. Santacruz wanted to discuss matters within the District regarding security and parking enforcement and stated that the Homeowner's Association had engaged Parking Boss for parking enforcement. Ms. Vallecillo noted that the decal reader was currently inoperative on NW 89th Street and does not read decals for smaller automobiles as well as the antennas not reading. Ms. Vallecillo also requested the Board facilitate more control of the registration and security cameras to Misses Vallecillo and Gonzalez to expedite operational and repair concerns that may arise.

8. Discussion Regarding a Potential Fence for the Ducks and Iguanas along the Lake

Ms. Vallecillo advised that iguanas and ducks were creating a nuisance and filth near the back of certain buildings facing the lake and the potential of installing a fence to block them from congregating in this area in order to maintain cleanliness. Mr. Silva acknowledged her request and said the Board would look into potential solutions.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Silva reminded the Board that ethics training was due before December 31, 2025.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

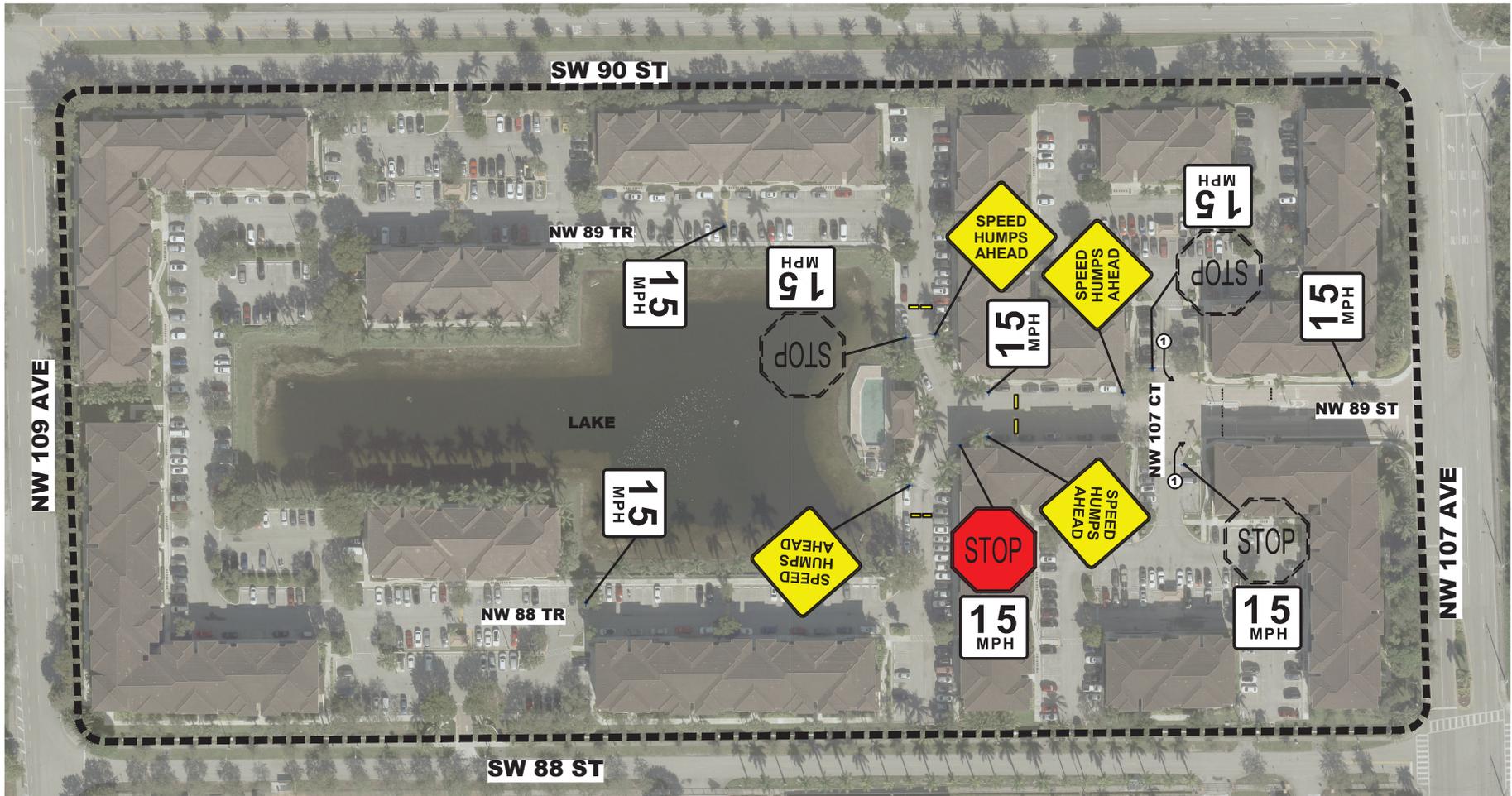
There were no further comments at this time.

K. 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 adjourning the Regular Board Meeting at 7:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

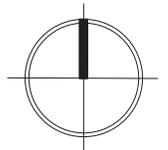


KEY NOTES:

- ① TRAFFIC MOVEMENT SPEED IS CONTROLLED BY EXISTING STOP SIGN AND SPEED HUMPS

LEGEND:

- PROPOSED SPEED HUMPS
- EXISTING SPEED HUMPS



ALVAREZ ENGINEERS, INC.

CORONADO CDD
SPEED HUMPS ANALYSIS

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 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, 2026, a proposed operating budget and debt service budget for Fiscal Year 2026/2027; 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 2026/2027 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: _____, **2026**

HOUR: **6:15 PM**

LOCATION: **DORAL LEGACY PARK**
2nd CONFERENCE ROOM
11400 NW 82nd 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 19th day of March, 2026.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Coronado
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	50,355
Maintenance Assessments	148,526
Debt Assessments	252,625
Master Association Contributions	105,000
Other Revenues	0
Interest	1,500
TOTAL REVENUES	\$ 558,006
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Security Services	210,000
Aquatic Maintenance/Midgefly Control	3,000
Fountain Maintenance/Power - FPL	2,500
Storm Drainage Maintenance	4,500
Engineering	2,000
Roadway/Street Maintenance	6,500
Soft Gates & Security Cameras Maintenance	10,000
Storm Drainage/Class V Permit	3,500
Miscellaneous Maintenance	4,100
TOTAL MAINTENANCE EXPENDITURES	\$ 246,100
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes	459
Management	42,228
Field Operations Management	2,100
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,700
Insurance	8,500
Legal Advertisements	4,600
Miscellaneous	1,600
Postage	325
Office Supplies	650
Dues & Subscriptions	175
Trustee Fee	3,650
Continuing Disclosure Fee	350
Website Management/ADA Compliance	2,000
Operating Reserve	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 89,337
TOTAL EXPENDITURES	\$ 335,437
REVENUES LESS EXPENDITURES	\$ 222,569
Bond Payments	(239,994)
BALANCE	\$ (17,425)
County Appraiser & Tax Collector Fee	(4,515)
Discounts For Early Payments	(18,060)
EXCESS/ (SHORTFALL)	\$ (40,000)
Carryover From Prior Year	40,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	73,934	59,350	50,355	Expenditures Less Interest & Carryover/.95
Maintenance Assessments	127,056	139,579	148,526	Expenditures Less Contributions/.95
Debt Assessments	252,627	252,625	252,625	Bond Payments/.95
Master Association Contributions	106,187	95,000	105,000	Master Association Contributions - 50% Of Security
Other Revenues	0	0	0	
Interest	15,036	1,200	1,500	Projected At \$125 Per Month
TOTAL REVENUES	\$ 574,840	\$ 547,754	\$ 558,006	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Security Services	205,255	190,000	210,000	FY 25/26 Expenditure Through Jan 2026 Was \$67,665
Aquatic Maintenance/Midgefly Control	3,661	3,000	3,000	No Change From 2025/2026 Budget
Fountain Maintenance/Power - FPL	0	3,000	2,500	\$500 Decrease From 2025/2026 Budget
Storm Drainage Maintenance	0	5,000	4,500	\$500 Decrease From 2025/2026 Budget
Engineering	1,445	2,000	2,000	No Change From 2025/2026 Budget
Roadway/Street Maintenance	200	7,000	6,500	\$500 Decrease From 2025/2026 Budget
Soft Gates & Security Cameras Maintenance	35,368	10,000	10,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Miscellaneous Maintenance	37,120	4,100	4,100	FY 24/25 Expenditure Was For Pole Installation
TOTAL MAINTENANCE EXPENDITURES	\$ 283,049	\$ 227,600	\$ 246,100	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,000	6,000	6,000	Supervisor Fees
Payroll Taxes	310	459	459	Supervisor Fees * 7.65%
Management	39,972	41,124	42,228	CPI Adjustment
Field Operations Management	2,100	2,100	2,100	No Change From 2025/2026 Budget
Legal	2,781	9,000	8,500	\$500 Decrease From 2025/2026 Budget
Assessment Roll	3,000	3,000	3,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,672	8,100	8,500	FY 25/26 Expenditure Was \$7,767
Legal Advertisements	4,677	4,600	4,600	No Change From 2025/2026 Budget
Miscellaneous	1,678	1,600	1,600	No Change From 2025/2026 Budget
Postage	80	350	325	\$25 Decrease From 2025/2026 Budget
Office Supplies	314	675	650	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,640	3,400	3,650	\$250 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management/ADA Compliance	2,000	2,000	2,000	No Change From 2025/2026 Budget
Operating Reserve	0	1,500	1,500	Operating Reserve
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,249	\$ 88,033	\$ 89,337	
TOTAL EXPENDITURES	\$ 358,298	\$ 315,633	\$ 335,437	
REVENUES LESS EXPENDITURES	\$ 216,542	\$ 232,121	\$ 222,569	
Bond Payments	(241,770)	(239,994)	(239,994)	2027 P & I Payments Less Interest
BALANCE	\$ (25,228)	\$ (7,873)	\$ (17,425)	
County Appraiser & Tax Collector Fee	(4,378)	(4,515)	(4,515)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(15,044)	(18,062)	(18,060)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (44,650)	\$ (30,450)	\$ (40,000)	
Carryover From Prior Year	0	30,450	40,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (44,650)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,655	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	241,770	239,994	239,994	Maximum Debt Service Collection
Total Revenues	\$ 252,425	\$ 240,994	\$ 241,244	
EXPENDITURES				
Principal Payments	138,000	143,000	149,000	Principal Payments Due In 2027
Interest Payments	103,961	96,539	90,343	Interest Payments Due In 2027
Bond Redemption	0	1,455	1,901	Estimated Excess Debt Collections
Total Expenditures	\$ 241,961	\$ 240,994	\$ 241,244	
Excess/ (Shortfall)	\$ 10,464	\$ -	\$ -	

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 1/1/2026 =	\$2,386,000		

Coronado Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 249.12	\$ 219.98	\$ 181.51	\$ 154.00
Maintenance	\$ 359.57	\$ 388.55	\$ 426.85	\$ 454.22
<u>Debt</u>	<u>\$ 772.56</u>	<u>\$ 772.56</u>	<u>\$ 772.56</u>	<u>\$ 772.56</u>
Total	\$ 1,381.25	\$ 1,381.09	\$ 1,380.92	\$ 1,380.78

* Assessments Include the Following :
 4% Discount for Early Payments
 1% County Tax Collector/Property Appraiser Fee

Community Information:
 Total Units 327