



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
DECEMBER 20, 2017
9:45 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.grandbayatdoralcdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
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AGENDA
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
730 NW 107th Avenue, Suite 300
Meeting Room
Miami, Florida 33172
SPECIAL BOARD MEETING
December 20, 2017
9:45 a.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 15, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Amended Seventh Supplement to the Grand Bay at Doral CDD Engineer’s Report
(Report to be provided under separate cover)
 - 2. Discussion Regarding POD V – Lien Releases
- I. Administrative & Operational Matters
 - 1. Staff Report: As Required
- J. Board Members & Staff Closing Comments
- K. Adjourn

Miami Daily Business Review

Dec. 11, 2017

Miscellaneous Notices

NOTICE OF SPECIAL BOARD MEETING OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold a Special Board Meeting on December 20, 2017, at 9:45 a.m. at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor Suite 300 Meeting Room, Miami, Florida 33172.

The purpose of the Special Board Meeting is for the Board to consider matters related to amending the Seventh Supplemental Engineer's Report dated November 15, 2017, and any other District business which may lawfully and properly come before the Board.

The Special Board 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 the meeting 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 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 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 this Special Board Meeting, 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 this meeting 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 meeting.

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

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A. CALL TO ORDER

Mr. Kalin called the November 15, 2017, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 10:37 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC, located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172.

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, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBER

Mr. Kalin congratulated the re-elected Board Member, Omar del Rio, who was not in attendance. He will be provided with an Oath of Office for the purpose of taking the oath administered by a Florida Notary Public.

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

Mr. Kalin, Notary Public in the State of Florida, restated that he would communicate with Mr. del Rio and collect his Oath of Office form as soon as possible. In addition, Mr. del Rio will be reminded of his duties and responsibilities as a Board Member.

E. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Vice Chairperson Teresa Baluja and Supervisors Yadira Monzon and Raisa Krause constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; District Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineers Juan Alvarez and Ana Ramirez of Alvarez Engineers, Inc.

F. ELECTION OF OFFICERS

Mr. Kalin stated that as a result of today's Final Landowners' Election/Meeting and the new term of office, it would be in order to re-elect officers to the Board. The following names were suggested for election:

- Chairperson – Maria C. Herrera
- Vice Chairperson – Teresa Baluja
- Secretary/Treasurer – Neil Kalin

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- Assistant Secretaries – Raisa Krause, Yadira Monzon, Omar del Rio, subject to receiving his completed Oath of Office, Gloria Perez and Armando Silva.

A discussion ensued after which:

A **motion** was made by Ms. Monzon, seconded by Ms. Krause and unanimously passed to *elect* the officers of the Grand Bay at Doral Community Development District Board of Supervisors, as listed above.

G. CONFIRMATION OF LANDOWNERS' ELECTION RESULTS

Mr. Kalin restated the Grand Bay at Doral Community Development District's Final Landowners' Meeting/Election results and recommended that the Board confirm the election results.

A **motion** was made by Ms. Monzon, seconded by Ms. Krause and unanimously passed to confirm the Final Landowners' Meeting election results, as follows: Omar del Rio (Seat #5) received **54 votes** and was elected to a 4-year term of office; reduced to a 3-year term of office pursuant to Resolution No. 2017-09 and such term of office will expire at the General Election in November 2020.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. November 16, 2016, Regular Board Meeting

Mr. Kalin presented the minutes of the November 16, 2016, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes to the November 16, 2016, Regular Board Meeting minutes, a **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve the November 16, 2016, Regular Board Meeting Minutes, *as presented*.

2. October 18, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the October 18, 2017, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes to the October 18, 2017, Regular Board Meeting minutes, a **motion** was made by Ms. Monzon, seconded by Ms. Baluja and unanimously passed to approve the October 18, 2017, Regular Board Meeting Minutes, *as presented*.

K. OLD BUSINESS

1. Staff Report, as Required

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There was no Staff Report required at this time.

L. NEW BUSINESS

1. Discussion and Approval of Seventh Supplemental Engineer's Report (Pod V)

Mr. Kalin stated that Flordade LLC would be closing on a real estate transaction related to Pod V and that the developer of Pod V would be installing all infrastructure improvements for Pod V. Consequently, the District infrastructure work related to Pod V in the South Parcel Assessment Area must be removed from the District's infrastructure project, originally contemplated to be funded from the District's Special Assessment Bonds, Series 2016 (South Parcel Assessment Area Project). Mr. Alvarez presented in draft form, the Seventh Supplement to the Grand Bay at Doral Community Development District (the "Report"), as it relates to Pod V located in the South Parcel Assessment Area and the Report identifies the public improvements and total dollar amount (\$1,174,788.00) to be removed. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon, and unanimously passed to approve and accept, in substantially final form, the Seventh Supplement to the Grand Bay at Doral Community Development District Engineer's Report dated November 15, 2017 (the "Supplemental Engineer's Report"); and the infrastructure improvements assigned to Pod V will be removed from the referenced Supplemental Engineer's Report; and the value of the infrastructure will be assigned to other eligible public infrastructure to be described in an amendment to the Supplemental Engineer's Report; subject to final approval by District Counsel and the District Manager.

2. Discussion and Consider Amendment to Construction Contract – POD V

Mr. Knight presented, as a result of the removal of certain public infrastructure from the South Parcel Assessment Area Project, defined in the Supplemental Report, the District must consider amending the Master Trade Partner Agreement (Land) between the Grand Bay at Doral Community Development District (the "District") and Downrite Engineering Corporation (the "Contractor"). The Master Trade Partner Agreement was initially between Flordade LLC and the Contractor and pursuant to that certain Partial Assignment and Assumption Agreement (South Parcel Assessment Area Project), dated March 31, 2016, between the District and Flordade LLC ("Partial Assignment"), certain portions of the Master Trade Partner Agreement relating to the District's infrastructure project were being assigned to the District.

As a result of pending land ownership changes related to Pod V and the approved Supplemental Engineer's Report (changing the infrastructure to be financed by the District), it is recommended that the District and Contractor agree to amend the Master Trade Partner Agreement, as applicable to the District by virtue of the Partial Assignment, by removing, in accordance with the approved Supplemental Engineer's Report, dated November 15, 2017, those certain items from the scope of work related to Pod V, specifically the roadway, stormwater management, water and wastewater system improvements for Pod V. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Monzon and passed unanimously to approve the First Amendment to Master Trade Partner Agreement (Land) (the "Agreement") as

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[applicable to the Grand Bay at Doral Community Development District] between the District and Downrite Engineering Corporation (the “Contractor”) as outlined in the approved Supplemental Engineer’s Report dated November 15, 2017; and authorizes District Officials to execute the Agreement and any other related documents if so required and as approved by District Counsel, the District Engineer and District Manager.

3. Discussion and Update Regarding POD V – Agreements and Lien Releases

Mr. Knight recommended that Flordade LLC, a party to the Assignment and Acquisition Agreement (South Parcel Assessment Area Project), dated March 31, 2016, and a party to the portion of the Master Trade Partner Agreement (Land), dated January 5, 2016, not assigned to the District pursuant to the Partial Assignment and Assumption Agreement, dated March 31, 2016, consent to the District entering into the First Amendment to the Master Trade Partner Agreement (Land) with Downrite Engineering Corporation, removing all work associated with the public infrastructure improvements for Pod V. District Staff will facilitate having the a third party consent and acknowledgement form signed.

In addition, Mr. Knight and Mr. Kalin will work with the closing attorneys to assist in facilitating any required lien releases on Pod V, subject to the District receiving full payment for the 2017/2018 Assessments and the portion of the Series 2016 Bonds applicable to Pod V.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Upcoming Meeting Schedule & Holiday Season

It was noted that a special meeting will be advertised and held on December 20, 2017 to discuss matters related to the Seventh Supplement to the Grand Bay at Doral CDD Engineer’s Report.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Holiday greetings were exchanged by those in attendance.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:12 a.m. on a **motion** made by Ms. Baluja, seconded by Ms. Monzon and passed unanimously.

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson