



**GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
AUGUST 15, 2018  
10:00 A.M.**

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

[www.grandbayatdoralcdd.org](http://www.grandbayatdoralcdd.org)

305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
Lennar Homes, LLC  
730 NW 107<sup>th</sup> Avenue, Suite 300  
Meeting Room  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
August 15, 2018  
10:00 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. July 18, 2018 Regular Board Meeting and Public Hearing.....Page 2
- G. Old Business
  - 1. Staff Report: As Required
- H. New Business
  - 1. Discussion Regarding ADA Compliant Website, Remediation and Proposed Insurance Settlement
- I. Administrative & Operational Matters
  - 1. Staff Report: As Required
- J. Board Members & 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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

09/28/2017

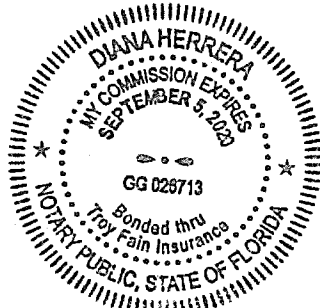
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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

Sworn to and subscribed before me this  
28 day of SEPTEMBER, A.D. 2017

*Diana Herrera*

(SEAL)

MARIA MESA personally known to me



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 10:00 a.m. on the following dates:

October 18, 2017  
November 15, 2017  
January 17, 2018  
February 21, 2018  
March 21, 2018  
April 18, 2018  
May 16, 2018  
June 20, 2018  
July 18, 2018  
August 15, 2018  
September 19, 2018

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.

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
www.grandbayatdoralcdd.org  
9/28 17-36/000261387M

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 18, 2018

**A. CALL TO ORDER**

The July 18, 2018, Regular Board Meeting of the Grand Bay at Doral Community Development District was called to order at 11:44 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC, located at 730 NW 107<sup>th</sup> Avenue, 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 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of Chairperson Carolina Herrera, Vice Chairperson Teresa Baluja and Supervisor 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 Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Kalin requested to add, at this time, the topic of the Summons in a Civil Action against the District from Plaintiff Anna Maria Defoe. His request was acknowledged. The Civil Suit alleges that the District's website is not accessible to the blind and visually impaired. Mr. Kalin informed the Board members over the past few weeks the management office has seen a flurry of these lawsuits by the same attorney, who appears to be trying to extract a monetary settlement from each respective entity.

Mr. Kalin informed the Board Members that District Staff is working closely with the District's insurance agent and several different law firms to mount a defense to protect the special district industry. District Staff is also pursuing ways to make the District's website fully ADA compliant to protect against any future claims. There will be costs associated with full compliance and for remediating the website. Mr. Kalin stated that Staff will fund remedial expenses out of the estimated fund balance related to the 2017/2018 fiscal year budget. The District's insurance company, through the Agent and assigned Law Firm (to the case) is actively seeking a settlement agreement to end the suit; and as such, the District, in the future, will be apprised of the proposed settlement agreement (the "Agreement"). While the District will not be immune from future and similar claims, it is in the best interest of the District to resolve website ADA equal access compliance issues as soon as practically possible. The consensus of the Board members was to have the District Manager monitor the matter through the Insurance Agent; and, when the time arises and at the direction of District Counsel, the District's Board will consider and accept the settlement Agreement, applicable to the District. No further Board action on this matter was required at this time.

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JULY 18, 2018

**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. May 16, 2018, Regular Board Meeting**

Mr. Kalin presented the minutes of the May 16, 2018, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes and/or corrections, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve the May 16, 2018, Regular Board Meeting Minutes, *as presented*.

*Note: At approximately 11:47 a.m., Mr. Kalin recessed the Regular Board Meeting and simultaneously opened the Public Hearings indicated below.*

**G. PUBLIC HEARING**

**1. Proof of Publication**

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on June 28, 2018, and July 5, 2018, as legally required.

**2. Receive Public Comment on Fiscal Year 2018/2019 Final Budget**

Mr. Kalin opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2018/2019 final budget and non-ad valorem special assessments. There being no public comment, Mr. Kalin closed the public comment portion of the Public Hearing.

**3. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Final Budget**

Mr. Kalin presented Resolution No. 2018-02, entitled:

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2018/2019 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2018/2019 final budget and non-ad valorem special assessment tax roll. For the record, copies of the tax roll were made available at the meeting. A discussion ensued after which:

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 18, 2018

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to approve and adopt Resolution No. 2018-02, *as presented*, thereby setting the fiscal year 2018/2019 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

**Note:** *At approximately 11:49 a.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

**H. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule**

Mr. Kalin presented Resolution No. 2018-03, entitled:

**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation and purpose for the resolution. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Herrera and passed unanimously to approve and adopt Resolution No. 2018-03, *as revised (added dates of November 28 and December 19)*; thereby setting the 2018/2019 Regular Meeting schedule and authorizes the publication of the schedule as required by law.

**2. Consider Resolution No. 2018-04 – Adopting a Revised Statewide Mutual Aid Agreement**

Mr. Kalin presented Resolution No. 2018-04, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE REVISED FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin provided an explanation for the revised document. A discussion ensued after which;

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
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JULY 18, 2018

A **motion** was made by Ms. Herrera, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2018-04, *as presented*; thereby accepting the revised Mutual Aid Agreement between the District and the State of Florida.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Audit Memorandum – Consider 2-Year Renewal Option – Grau & Associates**

Mr. Kalin informed the Board members at the October 21, 2015 Grand Bay At Doral Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2015, 9-30-2016 and 9-30-2017 year end audits of the District with an option to perform the 9-30-2018 and 9-30-2019 audit. The fees for the 9-30-2015 audit were \$4,000. The fees for the 9-30-2016 audit were \$6,200. And the fees for the 9-30-2017 audit were \$6,400. The proposed fee for the 9-30-2018 audit is \$7,400, which is less than the budgeted amount of \$8,000 for audit fees for Fiscal Year 2018/2019. Also, the proposed fee for the 9-30-2019 audit is \$7,400. The price increase from the 9-30-2017 audit is due to additional construction and operational units in the District.

Grau & Associates has been the District auditor for the past three years and management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2018 and 9-30-2019 audits for Grau & Associates. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve the 2-year renewal option for audit services and authorizes the District Manager to engage the audit firm Grau & Associates to perform the FY 2018 and 2019 Audits.

**2. Reminder to File Statement of Financial Interest – 2017 Form 1 – Deadline: July 2, 2018**

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2017 Statement of Financial Interests Form 1 (“Form”). It was noted that the deadline for submitting the Form was on July 2, 2018.

**3. Staff Report, as Required**

There was no Staff Report at this time.

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

There were no closing comments.

**L. ADJOURNMENT**

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
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There being no further business to come before the Board, a **motion** was made by Ms. Herrera, seconded by Ms. Baluja and passed unanimously to adjourn the Regular Board Meeting at 11:51 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson