



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
LANDOWNERS' MEETING
&
REGULAR BOARD MEETING
NOVEMBER 15, 2017
10:00 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
561.630.4923 Facsimile

AGENDA
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
730 NW 107th Avenue, Suite 300
Meeting Room
Miami, Florida 33172
FINAL LANDOWNERS' MEETING
November 15, 2017
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Final Landowners' Meeting
- F. Election of Secretary for Final Landowners' Meeting
- G. Approval of Minutes
 - 1. November 18, 2015 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulations
- I. Certification of Election Results
- J. Landowners' 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 - NOTICE OF FINAL LANDOWNERS' MEETING & REGULAR BOARD MEETING - NOV 15, 2017

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

10/20/2017 10/27/2017

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
27 day of OCTOBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FINAL LANDOWNERS' MEETING & REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Grand Bay at Doral Community Development District (the "District") will hold a Final Landowners' Meeting and Regular Board Meeting at 10:00 a.m. on November 15, 2017, or as soon thereafter as can be heard, in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172.

The primary purpose of the Final Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may lawfully and properly come before the Board. Copies of the Agenda for these 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 these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Board members may participate by speaker telephone.

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 these meetings should contact the District Manager at 305-777-0761 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

www.grandbayatdoralcdd.org
10/20-27

17-99/0000267037M



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

Corporate Office

The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410
Direct: 561.630.4922

Contact Information

Toll Free: 877.737.4922
Fax: 561.630.4923
Web: www.sdsinc.org

Miami Branch

Crexent Business Center
6625 Miami Lakes Drive, Ste. 374
Miami Lakes, FL 33094
Direct: 305.779.0761

-
- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
 - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

*At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2015

A. CALL TO ORDER

District Manager Neil Kalin called the November 18, 2015, Landowners' Meeting of the Grand Bay at Doral Community Development District to order at 10:04 a.m. in the Meeting Room at Lennar Homes, LLC located at 730 N.W. 107th Avenue, Suite 300 Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Landowners' Meeting was published in the *Miami Daily Business Review* on October 23, 2015, and October 30, 2015, as legally required.

C. ESTABLISH QUORUM

Mr. Kalin stated that the attendance of Teresa Baluja, proxy holder on behalf of Flordade LLC, a legal owner of land and lots/units in the Grand Bay at Doral Community Development District representing a total of *103 acres in Grand Bay South* and *182 lots/units in Grand Bay North* was present and therefore, constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Neil Kalin, Gloria Perez and Armando Silva of Special District Services, Inc.; General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Raisa Krause Miami, Florida.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Kalin presented the Election Procedures. Ms. Baluja reviewed them, as presented and stated that the procedures were acceptable and approved.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Kalin stated that it would be in order to elect a Chairperson for the Landowners' Meeting. Ms. Baluja elected Neil Kalin to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Kalin stated that it would be in order to elect a Secretary for the Landowners' Meeting to record minutes and handle the administration of the election. Ms. Baluja elected Neil Kalin to serve as Secretary for the Landowners' Meeting.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2015

G. APPROVAL OF MINUTES

1. November 20, 2013, Landowners' Meeting

Mr. Kalin asked if there were any corrections or additions to the November 20, 2013, Landowners' Meeting Minutes. Ms. Baluja reviewed the meeting minutes of November 20, 2013, and approved them, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. Kalin stated that there were a total of 285 acres/units/votes being represented by proxy at the Landowners' Meeting.

2. Nomination of Candidates

Mr. Kalin stated that the terms of office for *Maria C. Herrera*, *Carmen Travieso* and *Sandy Chen* were expiring and it would be in order to nominate candidates to fill the expiring terms of office. Ms. Baluja, proxy holder representing Flordade, LLC, nominated the following persons for election: *Maria C. Herrera*, *Raisa Krause* and *Sandy Chen*. Mr. Kalin called for additional nominations from the floor. There being no further nominations, Mr. Kalin closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Mr. Kalin stated that it would now be in order to cast ballots and elect the following candidates: *Maria C. Herrera*, *Raisa Krause* and *Sandy Chen*. Mr. Kalin stated that the two candidates receiving the highest number of votes would each be elected to 4-year terms of office and the remaining candidate would be elected to a 2-year term of office, with the terms of office of each successful candidate commencing upon election.

4. Ballot Tabulations

Mr. Kalin tabulated the ballots and announced that *Maria C. Herrera* and *Raisa Krause* had each received 200 votes, resulting in each serving a 4-year term of office (will serve up to Landowners' Election in November, 2019) and that *Sandy Chen* had received 199 votes, resulting in a 2-year term of office (will serve up to Landowners' Election in 2017).

I. CERTIFICATION OF RESULTS

Mr. Kalin asked the lawful Proxy Holder and those in attendance if there were any objections to the procedures or results of the election. There being no comments or objections to the election results or procedures, Mr. Kalin declared the election results complete, final and therefore, certified.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2015

J. LANDOWNERS' COMMENTS

There were no comments from the Proxy Holder.

K. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned by acting Chairperson Teresa Baluja at approximately 10:14 a.m.

Secretary

Chairperson

LANDOWNER PROXY

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the final meeting of the landowners of the **Grand Bay at Doral Community Development District** to be held on November 15, 2017 at 10:00 a.m. in the offices of Lennar Homes, LLC, 3rd Floor, Suite 300 Meeting Room located at 730 N.W. 107th Avenue, Miami, Florida 33172 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print Name of Legal Owner and/or Legal Entity

Signature of Legal Owner and/or Authorized Person

Date

Print Name of Authorized Person

Parcel Description*

of Acres/Units/Lots

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), Florida Statutes (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

OFFICIAL BALLOT

BALLOT #

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING
ELECTION OF BOARD SUPERVISORS**

NOVEMBER 15, 2017

The undersigned certifies that he/she is the owner (___) **or** duly authorized **representative of lawful proxy of an owner** (___) of land (real property) within the **Grand Bay at Doral Community Development District**, constituting acre(s)/unit(s)/lot(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open Board position(s):

Name of Candidate

Number of Votes

{The candidate receiving the highest number of votes shall be elected for a four(4) year term of office; reduced to a three (3) year term by Resolution No. 2017-09.}

Signature: _____

Printed Name: _____

Street Address or **Tax Parcel Id Number** for your Real Property:

AGENDA
GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
730 NW 107th Avenue, Suite 300
Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
November 15, 2017
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat Re-Elected Board Member and/or New Board Member
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Confirmation of Landowners’ Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. November 16, 2016 Regular Board Meeting.....Page 12
 - 2. October 18, 2017 Regular Board Meeting.....Page 18
- K. Old Business
 - 1. Staff Report: As Required
- L. New Business
 - 1. Discussion and Consider Approval of Supplemental Engineer’s Report (POD V)
(to be provided under separate cover)
 - 2. Discussion and Consider Amendment to Construction Contract – POD V
(to be provided under separate cover)
 - 3. Discussion and Update Regarding POD V – Agreements and Lien Releases
- M. Administrative & Operational Matter
 - 1. Discussion Regarding Upcoming Holiday Season & Meeting Schedule
- N. Board Members & Staff Closing Comments
- O. 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

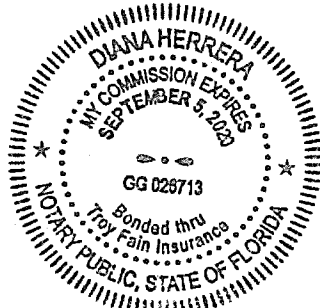
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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/D000261387M

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2016

A. CALL TO ORDER

The November 16, 2016, Regular Board Meeting of the Grand Bay at Doral Community Development District was called to order at 10:14 a.m. in the Suite 300 Meeting Room of Lennar Homes, LLC, located at 730 NW 107th 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 October 3, 2016, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Maria C. Herrera, 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 Manager Neil Kalin and Associate District Manager Armando Silva of Special District Services, Inc.; District Counsel Gerry Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

Mr. Kalin circulated a revised agenda for the meeting.

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 19, 2016, Regular Board Meeting

Mr. Kalin presented the minutes of the October 19, 2016, 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. Monzon and unanimously passed to approve the October 19, 2016, Regular Board Meeting Minutes, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2016

1. Discussion Regarding POD I (Grand Bay South) and Board Seat Appointment

This item was deferred until the end of the meeting's agenda.

2. POD I (Grand Bay South – Apartment Site)

- **Consider Amendments to 5th Supplemental Engineer's Report for the South Parcel Assessment Area, Dated March 4, 2016**

Mr. Alvarez presented the Updated and Amended Fifth Supplemental Engineer's Report to the Grand Bay at Doral Community Development District Amended Infrastructure Improvements for the South Parcel Assessment Area (hereinafter the "Amended Fifth Supplement Engineer's Report"). Mr. Alvarez explained that the Engineer's Report dated March 4, 2016, had inadvertently reported that the onsite improvements related to Pod I would be included in the Public Improvements that the District would finance through the Series 2016 Bonds; however, the developer/builder of Pod I (apartment site) will be responsible for the construction and payment of the Pod I onsite improvements. Consequently, the estimated costs of the Public Improvements related to the South Parcel Assessment Area Project will change from \$28,189,387 to \$27,403,387, after the deduction of the Pod I improvements estimated at approximately \$786,000 in the March 4, 2016, Engineer's Report. In addition, the Amended Fifth Supplemental Engineer's Report updates the permitting status of the South Parcel Assessment Area Project and reflects the two (2) boundary amendment approvals granted by Miami-Dade County. Furthermore, Mr. Alvarez explained that the South Parcel Assessment Area Project Developer ("Flordade LLC") will be responsible for making a contribution to the District for contributing a portion of the costs of the off-site Public Improvements from which Pod I receives benefits. Such contribution will be made to the District. A discussion ensued after which;

A **motion** was made by Ms. Monzon, seconded by Ms. Herrera and unanimously passed to approve the Amended Fifth Supplemental Engineer's Report dated November 16, 2016.

- **Consider Amendments to Final 1st Supplemental Special Assessment Methodology Report for the South Parcel Assessment Area, Dated March 17, 2016**

Mr. Kalin presented the Updated and Amended Final 1st Supplemental Special Assessment Methodology Report for the South Parcel Assessment Area (hereinafter the "Amended 1st Supplemental Report") and outlined that the Amended 1st Supplemental Report aligned with the Amended Fifth Supplemental Engineer's Report, previously accepted by the Board of Supervisors. Mr. Kalin explained that the purpose of the Amended 1st Supplemental Report was to clarify that the Pod I onsite improvements would be the responsibility of the builder of Pod I (approximately 7.59+/- acres) and that a portion of the costs of off-site improvements, for which Pod I receives benefits, will be contributed by Flordade LLC, the Developer of the South Parcel Assessment Area Project. The Amended South Parcel Assessment Area will have a total of 151.59+/- assessable acres. In addition, Mr. Kalin explained that the Amended 1st Supplemental Report includes information regarding the approved District boundary amendments and the corresponding project benefit allocations and bond debt allocations. Furthermore, Mr. Kalin

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 16, 2016

advised that a scrivener's error had been corrected as it related to the unit numbers in Pods IV, II and V. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve the Amended Final 1st Supplemental Special Assessment Methodology Report for the South Parcel Assessment Area dated November 16, 2016.

Mr. Knight noted that Flordade LLC (hereinafter referred to as "Flordade"), current owner of Pod I (7.59+/- acres), proposes to transfer ownership of Pod I to another party. In connection with such proposed transfer, Flordade has requested that the District approve certain partial releases, which will release Pod I from various documents relating to the South Parcel Assessment Area Project, since there are no debt assessments assigned to Pod I and that the builder of Pod I will be responsible to install onsite improvements within Pod I. If approved by the District, the Partial Releases of District documents from Pod I would be recorded upon the closing of the real estate transaction relating to Pod I. The Developer of the South Parcel Assessment Area would continue to be responsible for making a capital contribution to the District for a portion of the costs of certain off-site infrastructure that benefits Pod I.

- **Consider Partial Releases of the Following Items:**

- (i) True-Up Agreements:

- 1) *True-Up Agreement dated August 9, 2007, and recorded August 20, 2007, in the Official Records Book 25869 at Page 2217 of the Public Records of Miami-Dade County, Florida;*

Mr. Knight explained that the True-Up Agreement dated August 9, 2007, and recorded on August 20, 2007 (the "2007 Agreement"), was related to the Special Assessment Series 2007A and Series B Bonds (the "Series 2007 Bonds") issued by the District. The current Pod I lands were part of the District lands at the time of recording of this True-Up Agreement; however, upon successful closing of the pending real estate transaction, the remaining Series 2007 Bonds will be cancelled at the direction of the bondholder(s). The Agreement will then have no bearing on Pod I, after the Series 2007 Bonds are cancelled. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to approve and authorize the District's Partial Release of True-Up Agreement dated August 9, 2007, and recorded August 20, 2007, in favor of Flordade for the described property within Pod I – 7.59+/- acres ("Released Property"). The intent of the Partial Release is to discharge the lien and operation of the True-Up Agreement on the Released Property; and authorizes District officials to execute the Partial Release; and the executed Partial Release shall be held in escrow until written confirmation that the District's Special Assessment Bonds, Series 2007 have been cancelled; and thereafter, subject to bond cancellation, the Partial Release of True-Up Agreement (2007) shall be recorded in the Miami-Dade County Public Records.

- 2) *True-Up Agreement dated March 31, 2016, and recorded April 8, 2016, in the Official Records Book 30030 at Page 4781 of the Public Records of Miami-Dade County, Florida.*

Mr. Knight explained that the True-Up Agreement dated March 31, 2016, and recorded on April 8, 2016 (the "2016 Agreement"), was related to the Special Assessment Bonds, Series 2016

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("Series 2016 Bonds") issued by the District. Pod I is not part of the assessable acreage within the South Parcel Assessment Area, n/k/a the Amended South Parcel Assessment Area. In connection with the pending real estate transaction, the Developer of the South Parcel Assessment Area has requested the District consider a partial release of the 2016 Agreement. The Developer will continue to be responsible to make a Developer's contribution to the District relating to Pod I's share of the costs of the off-site improvements. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Herrera and unanimously passed to approve and authorize the District's Partial Release of True-Up Agreement dated March 31, 2016, and recorded April 8, 2016, in favor of Flordade for the described property within Pod I – 7.59+/- acres ("Released Property"). The intent of the Partial Release is to discharge the lien and operation of the True-Up Agreement on the Released Property; and authorizes District officials to execute the Partial Release; and the executed Partial Release shall be held in escrow until the Pod I real estate transaction has successfully closed; and thereafter, subject to the aforementioned closing, the Partial Release of True-Up Agreement (2016) shall be recorded in the Miami-Dade County Public Records.

(ii) *1) Lien of Record dated March 31, 2016, and recorded April 8, 2016, in the Official Records Book 30030 at Page 4777 of the Public Records of Miami-Dade County, Florida.*

Mr. Knight explained that the Lien of Record dated March 31, 2016, and recorded on April 8, 2016 (the "2016 Lien"), was related to the Special Assessment Bonds, Series 2016 ("Series 2016 Bonds") issued by the District. Pod I is not part of the assessable acreage within the South Parcel Assessment Area, n/k/a the Amended South Parcel Assessment Area. In connection with the pending real estate transaction, the Developer of the South Parcel Assessment Area has requested the District consider a partial release of the 2016 Lien. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Herrera and unanimously passed to approve and authorize the District's Partial Release of Lien of Record dated March 31, 2016, and recorded April 8, 2016, in favor of Flordade for the described property within Pod I – 7.59+/- acres ("Released Property"). The intent of the Partial Release is to discharge the Lien and operation of the Lien on the Released Property; and authorizes District officials to execute the Partial Release; and the executed Partial Release shall be held in escrow until the Pod I real estate transaction has successfully closed; and thereafter, subject to the aforementioned closing, the Partial Release of Lien of Record (2016) shall be recorded in the Miami-Dade County Public Records.

Add-On Item:

(ii) *2) Lien of Record dated February 3, 2011, and recorded February 11, 2016, in the Official Records Book 27585 at Page 4144 of the Public Records of Miami-Dade County, Florida.*

Mr. Knight explained that the Lien of Record dated February 3, 2011, and recorded on February 11, 2016 (the "2011 Lien"), was related to the Special Assessment Bonds, Series 2007A and Series 2007B ("Series 2007 Bonds") issued by the District. Pod I was part of the original

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boundaries of the District containing approximately 176.43+/- acres; however, in connection with the pending real estate transaction relating to Pod I, the remaining Series 2007 Bonds will be cancelled and the 2011 Lien will then have no bearing on Pod I. Therefore, the Developer of the South Parcel Assessment Area has requested the District consider a partial release of the 2011 Lien. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Herrera and unanimously passed to approve and authorize the District's Partial Release of Lien of Record, dated February 3, 2011, and recorded February 11, 2016, in favor of Flordade for the described property within Pod I – 7.59+/- acres (“Released Property”). The intent of the Partial Release is to discharge the Lien and operation of the Lien on the Released Property; and authorizes District officials to execute the Partial Release; and the executed Partial Release shall be held in escrow until the Pod I real estate transaction has successfully closed and the Series 2007 Bonds cancelled; and thereafter, subject to the aforementioned closing, the Partial Release of Lien of Record (2011) shall be recorded in the Miami-Dade County Public Records.

(iii) Completion Agreement dated March 31, 2016, and recorded April 8, 2016, in the Official Records Book 30030 at Page 4761 of the Public Records of Miami-Dade County, Florida.

Mr. Knight explained that the Completion Agreement dated March 31, 2016, and recorded on April 8, 2016 (the “2016 Completion Agreement”), was related to the Special Assessment Bonds, Series 2016 (“Series 2016 Bonds”) issued by the District. Pod I is not part of the assessable acreage within the South Parcel Assessment Area, n/k/a the Amended South Parcel Assessment Area. In connection with the pending real estate transaction, the Developer of the South Parcel Assessment Area has requested the District consider a partial release of the 2016 Completion Agreement. The builder of Pod I will complete the on-site improvements for Pod I, which will not be part of the South Parcel Assessment Area Project. In addition, the Developer will continue to be responsible for making a Developer's contribution to the District relating to Pod I's share of the costs of the off-site improvements that benefit Pod I. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and authorize the District's Partial Release of Completion Agreement dated March 31, 2016, and recorded April 8, 2016, in favor of Flordade for the described property within Pod I – 7.59+/- acres (“Released Property”). The intent of the Partial Release is to discharge the lien of the 2016 Completion Agreement on the Released Property; and authorizes District officials to execute the Partial Release; and the executed Partial Release shall be held in escrow until the Pod I real estate transaction has successfully closed; and thereafter, subject to the aforementioned closing, the Partial Release of Completion Agreement (2016) shall be recorded in the Miami-Dade County Public Records.

2. Discussion Regarding Midtown Doral Phase II – Assessment Proceedings/Church Site

Mr. Kalin explained that 107 Avenue Doral Properties had successfully amended the boundaries of the Grand Bay at Doral Community Development District to include an old church site parcel containing approximately 1.32+/- acres (the “Parcel”). Since this Parcel is now within Phase II

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of Midtown Doral, where the Refunding Bonds, Series 2014 have been levied, the District must proceed and commence assessment proceedings on the Parcel. Mr. Kalin stated that an Engineer's Report and Methodology Report will be forthcoming to describe the benefits and assessment allocations for the Parcel.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

In anticipation of the pending real estate transaction closing to take place on November 17, 2016, and the escrow commitment of related District documents, and to consider other District business, as necessary, it was the consensus of the Board to recess this regular meeting and to reconvene to a time certain. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Monzon and unanimously passed to *recess* the Grand Bay at Doral Regular Board Meeting of November 16, 2016, at approximately 11:18 a.m. and to *reconvene* this meeting on Thursday, November 17, 2016, at 4:30 p.m. in the 3rd Floor Meeting Room located at Lennar Homes, LLC, 730 NW 107th Avenue, Suite 300, Miami, Florida 33172.

K. ADJOURNMENT

Please see above action taken.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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A. CALL TO ORDER

Mr. Kalin called the October 18, 2017, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 10:10 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 legally required.

C. 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 Manager Neil Kalin and Associate District Manager Armando Silva of Special District Services, Inc.; and District Counsel Gerry Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Knight requested an addition under New Business; a topic regarding Pod V currently under contract for multi-family development and the potential for paying off the bonds related to this parcel and to consider partial releases of liens and agreements. His request was acknowledged.

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. June 21, 2017, Public Hearing & Regular Board Meeting

Mr. Kalin presented the minutes of the June 21, 2017, Public Hearing & 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 June 21, 2017, Public Hearing & Regular Board Meeting Minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report: As Required

There was no Staff Report required at this time.

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H. NEW BUSINESS

1. Consider Resolution No. 2017-12 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mr. Kalin presented Resolution No. 2017-12, entitled:

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record and provided an explanation for the document. The Operating Fund as of September 30, 2017, had a positive balance. In addition, Mr. Kalin stated that the Debt Service Funds for the various Bond Series had sufficient funds to make the required November 1, 2017, debt service payments. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2017-12, *as presented*, thereby setting the amended/revised final budget for the 2016/2017 fiscal year.

2. ADD-ON ITEM: Discussion Regarding Pod V Bond Pay-Off and Partial Release of Liens

Mr. Knight explained that the Multi Family Developer currently under contract to purchase Pod V within the South Assessment Area had requested that certain recorded liens be partially released, subject to Pod V’s assigned bond debt being paid off in full. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to authorize partial releases of debt assessments only on Pod V related to the Grand Bay South Assessment Area including, but not limited to, the True-Up Agreement, Completion Agreement, Collateral Assignment Agreement, Partial Assignment and Assumption Agreement and Lien of Record, subject to full payoff of assigned debt to Pod V and authorizes District officials to execute documents, as required and approved by District Counsel.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder of Final Landowners’ Meeting/Election – November 15, 2017

Mr. Kalin advised that the Final Landowners’ Meeting/Election would take place on November 15, 2017, and that the term of office in Seat #5 would be expiring.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

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There were no closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at 10:22 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson