



**GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 25, 2026
8:00 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.grandbayatdoralcdd.org

786.313.3661 Telephone
877.SDS.4922 Toll Free
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AGENDA
GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
Grand Central Clubhouse
10551 NW 88th Street
Doral, Florida 33178
REGULAR BOARD MEETING
March 25, 2026
8:00 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. February 25, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding the Removal/Replacement of Diseased Palms located along NW 90th Street
 - 2. Update Regarding Solar Lighting for FPL Easement Walkway
 - 3. Update Regarding Fence Removal on 90th Street
- H. New Business
- I. Administrative Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57860	IPL0279594	Legal Ad - IPL0279594		1.0	82.0L

ATTENTION: Grand Bay at Doral Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**GRAND BAY AT DORAL
 COMMUNITY DEVELOPMENT
 DISTRICT**
**FISCAL YEAR 2025/2026
 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 Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178 at **8:00 a.m.** on the following dates:

- October 22, 2025**
- December 3, 2025**
- February 25, 2026**
- March 25, 2026**
- April 22, 2026**
- June 24, 2026**
- July 22, 2026**
- September 23, 2026**

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 786-313-3661 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 ensure 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 786-313-3661 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
PUBLISH: MIAMI HERALD
10/13/25
 IPL0279594
 Oct 13 2025

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STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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 me on



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 25, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the February 25, 2026, Regular Board Meeting of the Grand Bay at Doral Community Development District to order at 8:07 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 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 October 13, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Josef Correia and Vice-Chairperson Stephanie Delavalle and Assistant Secretaries James Fox and John Ramirez.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Gabriella Fernandez Perez of Billing Cochran, P.A.

Also in attendance was Luke Delavalle, Doral, FL.

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 22, 2025, Regular Board Meeting

Mr. Silva presented the October 22, 2025, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Fox, seconded by Mr. Correia and unanimously passed approving the minutes of October 22, 2025, Regular Board Meeting, as presented.

Mr. Ramirez found an error in the minutes under New Business Item H 8 “Discussion Regarding Palm Trees on NW 97th Street” was mislabeled and should be corrected to “Discussion Regarding Palm Trees on NW 90th Street”

A **motion** was made rescinding the previous **motion** approving the minutes of the October 22, 2025, Regular Board Meeting, as presented, and approving the minutes of the October 22, 2025, Regular Board Meeting, as amended by Mr. Ramirez, seconded by Ms. Delavalle and passed unanimously.

G. OLD BUSINESS

1. Update the Removal/Replacement of Diseased Palms located along 90th Street

Mr. Silva presented a proposal from Brightview Landscape Services to remove the 47 diseased Medjool Palm trees along the southside NW 90th Street. The Board requested District Staff to obtain a proposal for repairs to the irrigation system and the cost of replacing the Palm Trees that will be removed. A discussion ensued after which;

A **motion** was made by Mr. Ramirez, seconded by Ms. Delavalle and unanimously passed approving the proposal from Brightview Landscape Services in the amount of \$29,681.94 for the removal/disposal of 47 Medjool Palm Trees including stump grinding and sod installation on MOT permitting.

2. Update Regarding Fence Removal on 90th Street

Mr. Silva presented a photo of fence on NW 90th Street and advised that the fence may be removed or kept if the District wishes. The Board elected to have the fence removed.

3. Update Regarding Solar Lighting for FPL Easement Walkway

Mr. Silva presented the information the District Engineer provided him for the District to possibly proceed with the installation of solar lighting in the FPL easement walkway. Mr. Silva continued by indicating that the District Engineer stated they must go through an engineering process and evaluate the area to determine the lighting specifications for the bidding package before seeking proposals. A discussion ensued in which various items were discussed, including setting timers, the locations, the size of lighting, and establishing rules for the pathway.

This topic will be discussed again during the next Board Meeting as Mr. Silva will email the Board a catalog of the solar lighting fixtures and will try to obtain a rough estimate of how much the project will cost.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01– Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and reviewed the proposed budget. He advised that since overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the 2026/2027 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Fox, seconded by Ms. Delavalle and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to consider the fiscal year

2026/2027 final budget and assessments for May 26, 2026, at 8:15 a.m. in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, FL 33178.; and further authorizing the publication/notice of the budget public hearing, as required by law.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Ms. Fernandez-Perez presented a proposed adjustment to the firm’s hourly fee structure, noting that its current rates had remained in place since 2023 and that the increase was necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$300 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District’s budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Mr. Fox, seconded by Ms. Delavalle and unanimously passed approving the Attorney Fee increase for Billing Cochran, P.A., as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no administrative or operational matters to discuss at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fox, seconded by Mr. Ramirez and passed unanimously adjourning the Regular Board Meeting at 9:17 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson