



Islands at Doral III
Community Development District
www.doral3cdd.com

Henry Camino, Chair
Victoria Gonzalez, Vice Chair
Javier Fuquen, Assistant Secretary
Sandra Milles, Assistant Secretary
Antonio Felipe Vergara, Assistant Secretary

October 4, 2023



Islands at Doral III

Community Development District

*Miami – Dade County – Ordinance #04-88
Established May 21, 2004*

Agenda

Seat 5 (11/24): Henry Camino – C	
Seat 4 (11/24): Victoria Gonzalez – VC	
Seat 3 (11/26): Javier Fuquen – AS	
Seat 2 (11/26): Sandra Milles – AS	
Seat 1 (11/26): Antonio Felipe Vergara – AS	

**Wednesday
October 4, 2023
6:00 p.m.**

**Doral Legacy Park – Conference Room
11400 NW 82nd Street Doral, Florida 33178
<https://global.gotomeeting.com/join/500713261>
+1 (646) 749-3122; Access Code: 500-713-261**

1. Roll Call
2. Audience Comments (*please sign in on the speaker list*)
3. Approval of Minutes of the June 7, 2023 Meeting
4. Authorization to Open Money Market Account with BankUnited
5. Staff Reports
 - A. Attorney - Discussion of 2023 Legislative Update & Ethics Training Memorandums
 - B. Engineer
 - 1) Discussion on Pavement in Antilles
 - 2) Acceptance of Islands at Doral III CDD District Engineer's Report for Fiscal Year 2023-2024
 - C. Manager
 - 1) Consideration of First Amendment to District Management Agreement with Governmental Management Services – South Florida
 - 2) Approval of Florida Insurance Alliance Districts Package Application with Egis Insurance & Risk Advisors
 - 3) Consideration to Revise Slate of Officers Adding Ben Quesada as Assistant Secretary
6. Financial Reports
 - A. Acceptance of Check Run Summary
 - B. Acceptance of Unaudited Financials
7. Supervisors Requests
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: [http:// www.doral3cdd.com](http://www.doral3cdd.com)

**MINUTES OF MEETING
ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Islands at Doral III Community Development District was held on June 7, 2023, at 6:00 p.m. at the Doral Legacy Park Conference Room, 11400 N.W. 82nd Street, Doral, Florida.

Present and constituting a quorum were:

Henry Camino
Victoria Gonzalez
Javier Fuquen
Sandra Milles
Antonio Felipe Vergara

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Ben Quesada
Luis Hernandez
Gregory George

District Manager
District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Quesada called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments *(please sign in on the speaker list)*

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 5, 2023 Meeting

Mr. Quesada: There is no audience present online or in person, so we can move on to Item #3 on the agenda, which is Approval of the Minutes of the April 5, 2023 Meeting. Any comments from the attorney? Not hearing any, any comments from the Board? None. With that, a motion to approve the minutes would be in order.

On MOTION by Mr. Camino seconded by Ms. Gonzalez with all in favor, the Minutes of the April 5, 2023 Meeting were approved as-presented.
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FOURTH ORDER OF BUSINESS**Public Hearing to Adopt the
Fiscal Year 2024 Budget****A. Motion to Open the Public Hearing**

Mr. Quesada: Moving on to the Public Hearing to Adopt the Fiscal Year 2024 Budget. Are there any questions before we start? Hearing none, I will say that this is the same budget that was presented at the last meeting over sixty days ago. There is no increase. First thing I will need from the Board is a motion to open the public hearing.

On MOTION by Mr. Fuquen seconded by Mr. Vergara with all in favor, the public hearing was opened.

B. Public Comment and Discussion**C. Consideration of Resolution #2023-05 Annual Appropriation Resolution**

Mr. Quesada: Moving on to Public Comment and Discussion, again I want to reiterate for the record that no one else is logged into the virtual meeting, and we have no other audience members present in person here either, so with that we can move on to Item C on the agenda, which is Consideration of Resolution #2023-05 Annual Appropriation Resolution. This resolution formally takes the proposed budget that was presented to you at the last meeting and it officially adopts it by approving this resolution.

On MOTION by Ms. Milles seconded by Mr. Camino with all in favor, Resolution #2023-052 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-06 Levy of Non Ad Valorem Assessments

Mr. Quesada: Moving on to the next item, which is Consideration of Resolution #2023-06 Levy of Non Ad Valorem Assessments. Basically, the debt portion of the budget is already included in the tax roll, and by approving this resolution, we will be taking the operations and maintenance and combining it with the debt portion onto the non ad valorem assessment tax roll through Miami-Dade County. Are there any questions? Hearing none, staff recommends to approve this resolution.

On MOTION by Mr. Vergara seconded by Ms. Gonzalez with all in favor, Resolution #2023-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Quesada: And now we just need a motion to close the public hearing.

On MOTION by Mr. Fuquen seconded by Mr. Vergara with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS**Consideration of Resolution
#2023-07 Establishing an
Electronic Signature Policy**

Mr. Quesada: Moving on to Item #5 on the agenda, which is Consideration of Resolution #2023-07 Establishing an Electronic Signature Policy. As you know, we have been using tablets and our company is trying to make efforts to use less paper, so by approving this resolution, we will also be adopting an electronic signature policy. It is a lot more convenient because we can get the documents executed a little bit quicker, also. Unless there are any questions or comments, staff recommends to approve Resolution #2023-06 at this time.

On MOTION by Ms. Milles seconded by Mr. Vergara with all in favor, Resolution #2023-07 Establishing an Electronic Signature Policy was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Quesada: Moving on to Staff Reports, Greg?

Mr. George: No report. We will have a couple legislative update memos coming out soon, though. Just as a heads up, there is a new ethics course every Board member will be required complete starting January 1, 2024. We will be providing a memo with more details soon.

B. Engineer

Mr. Quesada: If you look at page 52 on the agenda, we discussed this item at the last meeting, which is the agreement for the stormwater management cleaning project for this year. I spoke to the contractor before the meeting, and he is scheduled to commence in the middle of June. He is estimating that because this is a large-scale project, weather permitting it should take about twelve weeks, or about three months to do the entire

District. Are there any questions? Hearing none, a motion to ratify the small project agreement with Raptor Vac-Systems, Inc. for stormwater management system cleaning 2023 would be in order for the public record.

Mr. Vergara: Is this within the budget?

Mr. Quesada: Yes, we are within budget, and everything is per what was discussed at the last meeting.

Mr. Hernandez: The ratification takes the actual contract and includes it in the District's records. It was already approved at the last meeting, but executed after it.

On MOTION by Mr. Camino seconded by Mr. Vergara with all in favor, the small project agreement with Raptor Vac-Systems, Inc. for stormwater management system cleaning 2023 was ratified.

C. Manager

1) Number of Registered Voters in the District – 2,138

Mr. Quesada: Under Manager, the first item is the number of registered voters in the District, which is 2,138. For the record, I am reading this directly from the letter that comes from the Miami-Dade County Supervisor of Elections office, which says: "I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Islands at Doral III Community Development District, as described in the attached EXHIBIT 1, has 2,138 voters."

Mr. Camino: Ten years ago it was only about 1,000. In ten years, it has doubled.

Mr. Hernandez: The reason for this announcement is because it is required by the Florida Statutes that each year, we need to announce how many registered voters reside within in the District. Also, part of the importance of this announcement is to remind anyone who is interested that after six years of establishment and there are at least 250 registered voters residing within the District, the Supervisors are elected through the general elections process controlled by the Miami-Dade County Supervisor of Elections office. Both requirements have already been met for Islands at Doral III CDD, but still each year, we will announce this for the record. Any time any of you need to go to the City of Doral, you are also representing 2,137 registered voters. So, that is also very important to remind everyone.

2) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Mr. Quesada: The next item is Consideration by of the Proposed Fiscal Year 2024 Meeting Schedule. If you look on page 45 of your agenda package, you will see that we stuck with the same formula we have been with, which is the first Wednesday of every other month. This is not written in stone, so if anyone sees any conflicts or if you want to request any changes to this schedule, we can do that. Keep in mind, every time we meet, if we ever need to change a meeting day or time, we can advertise a special meeting. If this schedule still works for everybody, I will read into the record the dates the meetings will be held for fiscal year 2024 on the first Wednesday of every other month at the Doral Legacy Park Conference Room, located at 11400 NW 82nd Street, Doral, Florida 33178, on October 04, 2023, December 06, 2023, February 07, 2024, April 03, 2024, June 05, 2024, and August 07, 2024. By saying so moved, I will take that as a motion to approve this proposed fiscal year 2024 meeting schedule.

On MOTION by Ms. Milles seconded by Mr. Camino with all in favor, the fiscal year 2024 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

Mr. Quesada: The next item is Discussion of Financial Disclosure Report and Reminder to File Annual Form. We include a copy of that in the agenda package, and just reminding you all that this is a personal obligation, but as your management company, we are here to assist should you have any questions. By now, you should have all received the form in the mail.

Mr. Hernandez: The deadline is July 1st. If all of you have filed the form that was provided at the last meeting, then you have taken care of it. When we checked as we were preparing the agenda package, Miami-Dade County had not yet listed who had filed their forms, but still we are reminding everyone to make sure to file their forms because the deadline is July 1st, and technically once that deadline has passed, they can start fining any Supervisors who have not yet filed their forms \$25 each day it is not received. Typically, the County doesn't start fining until August, though. We will keep checking. As of Friday, there wasn't any updated information, so we are just waiting for them to provide

the updates. Usually they don't start updating the website until it gets closer to the deadline, so we are expecting that to occur soon. We will keep everyone posted on this. If you have already filed it, you should be fine. We will be checking the website once they update it, if anyone is still showing outstanding, you will receive a reminder from our office.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Run Summary

B. Acceptance of Combined Balance Sheet

Mr. Quesada: Moving on to Item #7, which is the Financial Reports, behind Tab A, you will find the check register, and behind Tab B you will find the combined balance sheet. If there are any questions, I will take them at this time. If not, a motion to accept them would be in order.

On MOTION by Mr. Camino seconded by Mr. Fuquen with all in favor, the check run summary and the combined balance sheet were accepted.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Quesada: Are there any requests from any of the Supervisors at this time? Hearing none, we can move on.

NINTH ORDER OF BUSINESS Adjournment

Mr. Quesada: And with no other District business to discuss, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Vergara seconded by Ms. Gonzalez with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Attest:

**ISLANDS AT DORAL III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chair/Vice-Chair

4th day of October 2023

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this ____ day of _____, 2023,
by _____, as Chair/Vice-Chair of the Board of Supervisors of the
ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT, a local unit of
special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf
of the special purpose government, who is personally known and/or produced
_____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by _____, as Secretary/Assistant Secretary of the **ISLANDS AT
DORAL III COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose
government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special
purpose government. He or she is personally known to me or has produced
_____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer's records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS' publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People's Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People's Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People's Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ "Foreign principal" means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

Date elected or appointed	Annual Training Completed By
Current Officer/Supervisor	December 31, 2024 (recommend completion by July 1, 2024)
January 1 – March 31, 2024	December 31, 2024
April 1 – December 31, 2024	December 31, 2025

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

From: Ben Quesada <BQuesada@gmssf.com>
Sent: Wednesday, September 13, 2023 1:49 PM
To: Robin Friedman <rfriedman@gmssf.com>
Cc: Luis Hernandez <lhernandez@gmssf.com>; Juan Alvarez <Juan.Alvarez@AlvarezEng.com>
Subject: Fw: Part 1 of 2 Islands at Doral III - Pavement in Antilles - Agenda Item

Good afternoon Robin,

For the October Islands at Doral III agenda, can you please include Juan's email and a second, with photos, that I attached under Engineer? Thanks.

Regards,

Ben Quesada, LCAM
District Manager
Governmental Management Services
Phone: (954) 721-8681 Ext. 219
bquesada@gmssf.com



"Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws"

From: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Sent: Wednesday, September 13, 2023 7:55 AM
To: Ben Quesada <BQuesada@gmssf.com>; Luis Hernandez <lhernandez@gmssf.com>
Cc: RDC <info@rdc-usa.com>
Subject: Part 1 of 2 Islands at Doral III - Pavement in Antilles - Agenda Item

Part 1 of 2

Good morning, Ben and Luis:

I received a complaint about the condition of the asphalt and the pavement markings in Antilles. We conducted an inspection and concluded that all the thermoplastic markings in the community should be restored. We also identified the intersections listed below where the asphalt should be milled and resurfaced (Photos of the intersections are attached in two emails because of size).

Could you include this item for discussion in the agenda for the next CDD meeting, which I understand will be held on October 4th?

I am copying Esneyder Montoya, resident of Antilles, who I understand would like to attend the meeting.

List of intersections:

001 NW 79 St and NW 108 PL
002 NW 79 St and NW 108 CT
003 NW 78 Terr and NW 108 CT
004 NW 80 LN and NW 108 Ave
005 NW 81 LN and NW 107 Path
006 NW 80 LN and NW 107 Path
007 NW 78 Terr and NW 107 CT

Thank you



Juan R. Alvarez, P.E.

(305) 640-1345

Juan.Alvarez@alvarezeng.com

From: Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>
Sent: Wednesday, September 13, 2023 7:57 AM
To: Ben Quesada <BQuesada@gmssf.com>; Luis Hernandez <lhernandez@gmssf.com>
Cc: RDC <info@rdc-usa.com>
Subject: Part 2 of 2 Islands at Doral III - Pavement in Antilles - Agenda Item

Part 2 of 2



Juan R. Alvarez, P.E.
(305) 640-1345
Juan.Alvarez@alvarezeng.com

From: Juan R. Alvarez
Sent: Wednesday, September 13, 2023 7:56 AM
To: Ben Quesada <BQuesada@gmssf.com>; Luis Hernandez <lhernandez@gmssf.com>
Cc: RDC <info@rdc-usa.com>
Subject: Part 1 of 2 Islands at Doral III - Pavement in Antilles - Agenda Item

Part 1 of 2

Good morning, Ben and Luis:

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List of intersections:

001 NW 79 St and NW 108 PL
002 NW 79 St and NW 108 CT
003 NW 78 Terr and NW 108 CT
004 NW 80 LN and NW 108 Ave
005 NW 81 LN and NW 107 Path
006 NW 80 LN and NW 107 Path
007 NW 78 Terr and NW 107 CT

Thank you



Juan R. Alvarez, P.E.
(305) 640-1345
Juan.Alvarez@alvarezeng.com

001 NW 79 St and NW 108 PL



002 NW 79 St and NW 108 CT



003 NW 78 Terr and NW 108 CT



004 NW 80 LN and NW 108 Ave



005 NW 81 LN and NW 107 Path



006 NW 80 LN and NW 107 Path



007 NW 78 Terr and NW 107 CT



June 24, 2023

Mr. Ben Quesada
District Manager
Islands at Doral III Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Islands at Doral III Community Development District
District Engineer's Report for Fiscal Year 2023-2024
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Refunding Bonds, Series 2013 and
Special Assessment Bonds, Series 2014.**

Dear Mr. Quesada,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Islands at Doral III Community Development District (the "District") and Wachovia Bank National Association as Trustee dated September 1, 2022, as it relates to the Special Assessment Refunding Bonds Series 2013, (the "Original Project") and to the Special Assessment Bonds, Series 2014 (the "Expansion Area Project") and the District Engineer's Reports of September 23, 2004, December 13, 2013, and March 10, 2014, as such Engineer's Reports may be updated from time to time. With this statement we are setting forth (i) our findings as to whether such portions of the Original and Expansion Area Projects owned by the District (the "District Infrastructure") have been maintained in good repair, working order and condition, and (ii) our recommendations as to the proper maintenance, repair, and operation of the District Infrastructure during the ensuing Fiscal Year 2024, and an estimate of the amount of money necessary for such purpose.

- (i) As of the date of this statement and based on review of District documents and periodic visits and inspections of the District Infrastructure, we find that such infrastructure is being maintained in good repair, working order and condition. The lakes, roads and drainage systems, as well as the tracts of land and easements owned by the District, and that together conform the District Infrastructure, are depicted and described in Exhibits 2 and 3 attached to this statement.
- (ii) We find that for Fiscal Year 2023-2024, the District's proposed amounts for field operations, together with District reserves, and contracts with the local homeowners' associations, are sufficient to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. The District carries general liability, hired non-owned auto, employment practices liability, and public officials liability insurance under Agreement No. 100122163 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

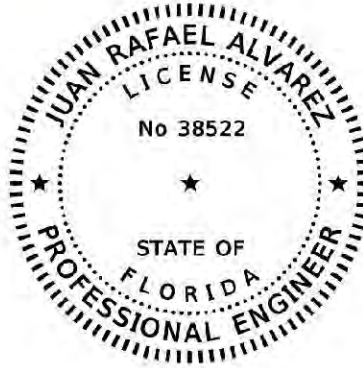
If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

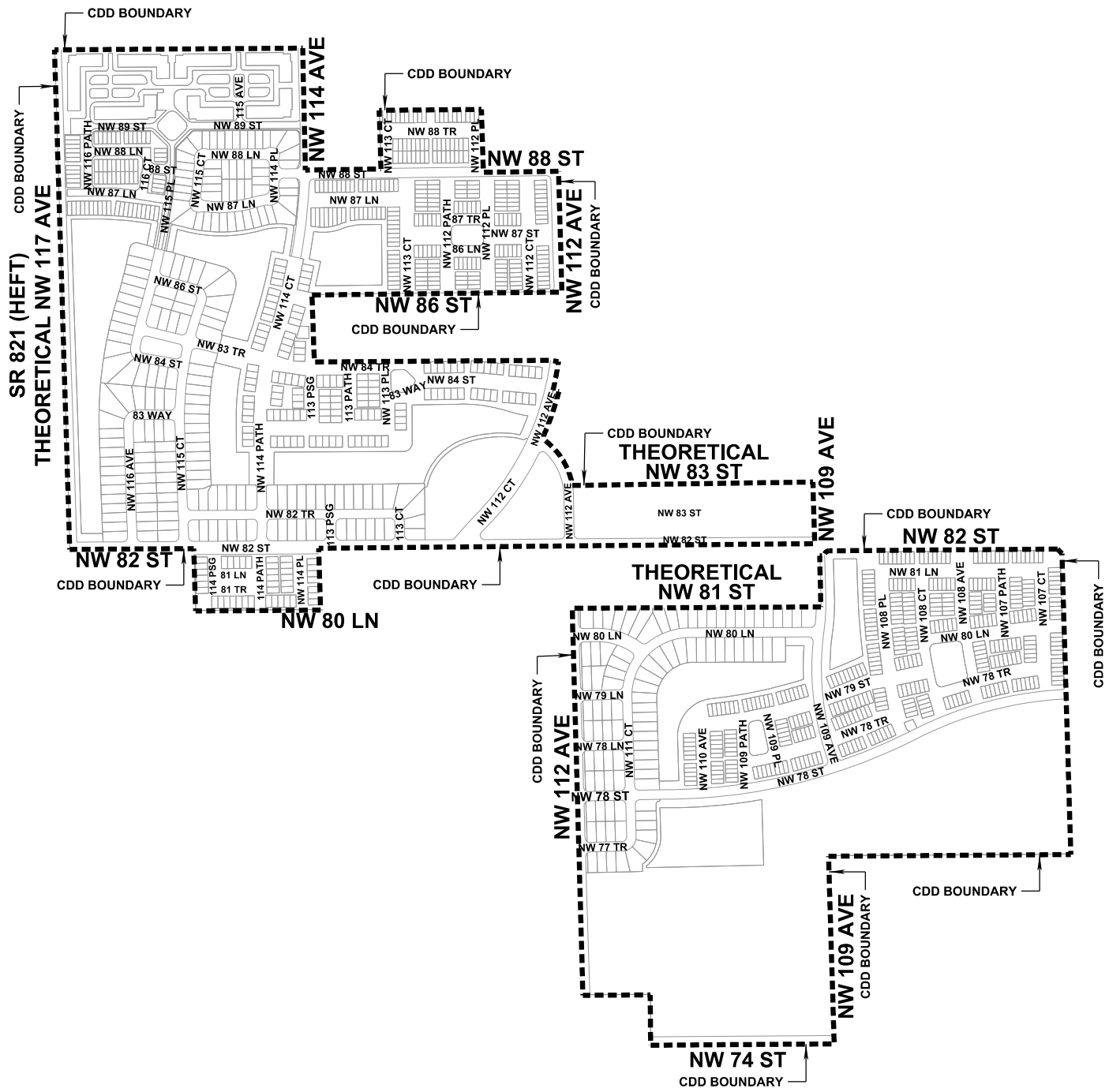
Juan R Alvarez
Digitally signed by Juan R
Alvarez
Date: 2023.06.24 12:30:52
+04'00'

Juan R. Alvarez, PE
District Engineer
Date: June 24, 2023



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 24, 2023.

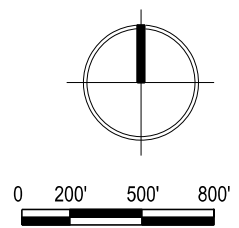
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

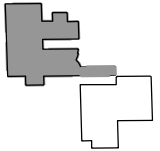


ALVAREZ ENGINEERS, INC.

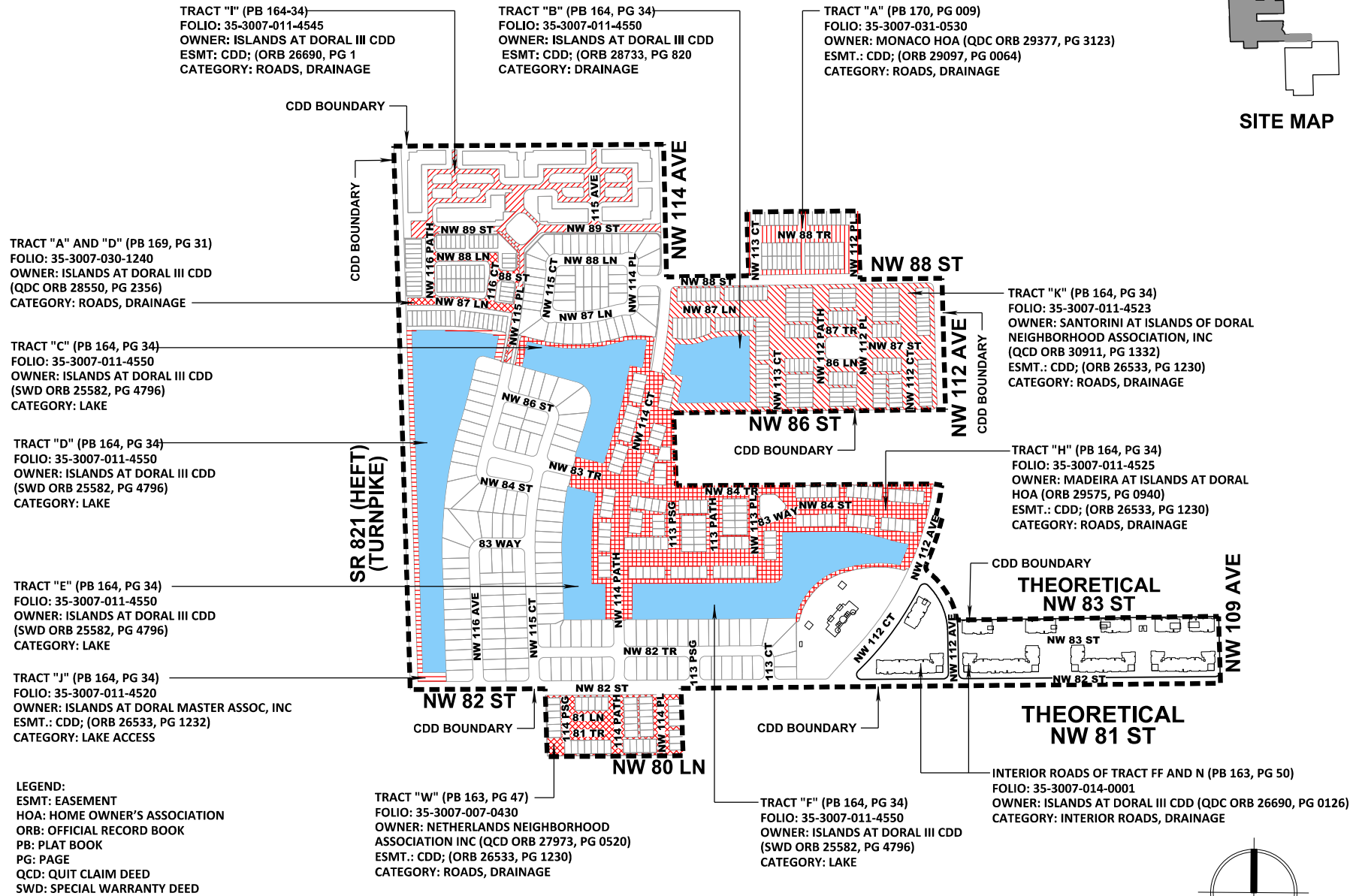
ISLANDS AT DORAL III CDD DISTRICT BOUNDARY

EXHIBIT 1





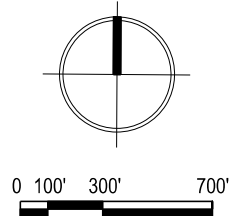
SITE MAP

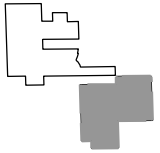


ALVAREZ ENGINEERS, INC.

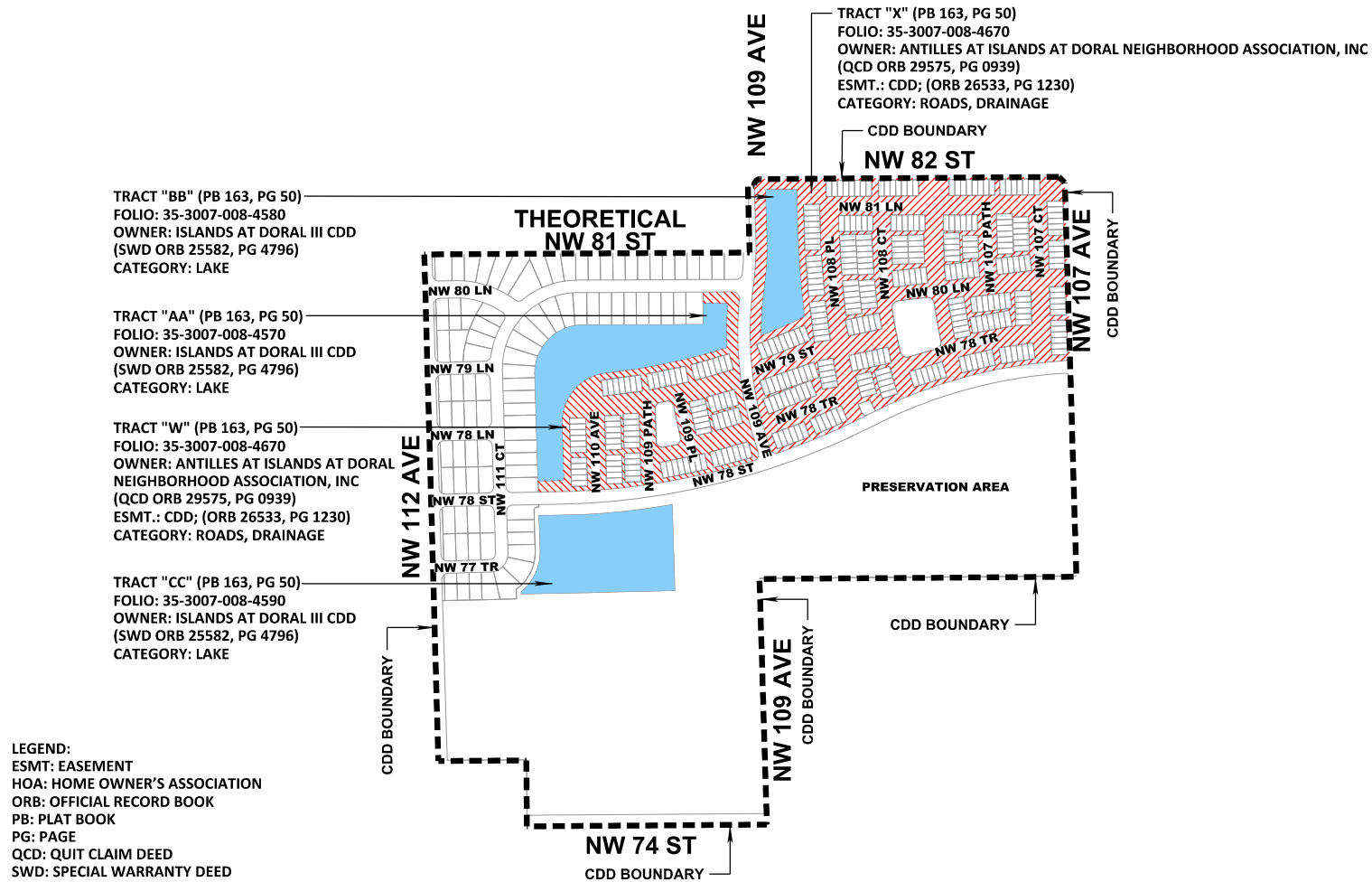
ISLANDS AT DORAL III CDD CDD LAND OWNERSHIP AND EASEMENTS (1 OF 2)

EXHIBIT 2





SITE MAP

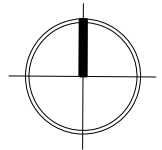


ALVAREZ ENGINEERS, INC.

ISLANDS AT DORAL III CDD

CDD LAND OWNERSHIP AND EASEMENTS (2 OF 2)

EXHIBIT 3



0 100' 300' 700'

**FIRST AMENDMENT TO
DISTRICT MANAGEMENT AGREEMENT
BETWEEN
ISLANDS AT DORAL III COMMUNITY DEVELOPMENT DISTRICT
AND
GOVERNMENTAL MANAGEMENT SERVICES – SOUTH FLORIDA, LLC.**

THIS FIRST AMENDMENT TO DISTRICT MANAGEMENT AGREEMENT (the “**AMENDMENT**”) for district management services, is made effective as of _____, 2023, by and between:

Islands at Doral III Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**DISTRICT**”); and

Governmental Management Services-South Florida, LLC., a Florida limited liability company, with offices located at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**MANAGER**”).

RECITALS

WHEREAS, the **DISTRICT** and the **MANAGER** previously entered into the **DISTRICT MANAGEMENT AGREEMENT** (the “**AGREEMENT**”), dated November 15, 2005, for the provision of district management services; and

WHEREAS, the **DISTRICT** and the **MANAGER** are collectively referred to herein as the “**PARTIES**” or individually as a “**PARTY**”; and

WHEREAS, the **DISTRICT** and the **MANAGER** wish to amend the **AGREEMENT** to include and/or update, addresses for notices sent to the **DISTRICT**, indemnification provisions, insurance requirements, a financial advisor disclaimer, an E-Verify provision, a public records provision, a special conditions provision, and a public records request provision; and

WHEREAS, the parties now desire to amend the **AGREEMENT** to provide accordingly.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the **DISTRICT** and the **MANAGER** hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this **AMENDMENT**.

2. Section 13 of the **AGREEMENT** is deleted and replaced with the following:

13. **ADDRESS FOR NOTICES.** All notices required under the **AGREEMENT** shall be sent by certified mail, return receipt requested, or express mail with proof of receipt.

If sent to the **DISTRICT**, notice shall be sent to:

Islands at Doral III Community Development District
C/O Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Las Olas Square, Suite 600
515 East Las Olas Boulevard
Fort Lauderdale, FL 33301
Attn: Michael Pawelczyk, Esq.

If notice is sent to **MANAGER**, it shall be sent to:

Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road,
Sunrise, Florida 33351
Attn: District Manager

With a copy to:

Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road,
Sunrise, Florida 33351
Attn: Richard Hans

Governmental Management Services – South Florida, LLC
1001 Bradford Way
Kingston, Tennessee 37763
Attn: Darrin Mossing

3. The following is included as a new Section 17 of the **AGREEMENT**:

17. **INDEMNIFICATION PROVISION.** The **MANAGER** shall indemnify and hold the **DISTRICT**, its officers, directors, supervisors, employees, agents, successors, and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs and expenses, including without limitation, reasonable attorney's fees suffered, sustained, incurred or required to be paid by **DISTRICT** to the extent arising out of the **MANAGER's** failure to perform under this Agreement or at law, or by the negligence, reckless, or willful misconduct of the **MANAGER**. If the **MANAGER** receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with **MANAGER's** indemnity obligations hereunder, the **MANAGER** shall give the **DISTRICT** prompt notice of such proceedings and shall inform the **DISTRICT** in advance of all hearings regarding such action, claim, suit, proceeding, or investigation.

To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless, or willful misconduct of the **MANAGER**, the **DISTRICT** agrees to indemnify and hold the **MANAGER** and its respective officers, directors, employees, agents, successors and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, reasonable attorney's fees, suffered, sustained, incurred or required to be paid by **MANAGER** to the extent arising out of the subject services and/or the engagement of **MANAGER** pursuant to this Agreement, the instruction or directions provided to the **MANAGER**, or the negligence or willful misconduct of the **DISTRICT** or any of its duly designated agents (other than **MANAGER**) or representatives. If the **DISTRICT** receives notice of or undertakes the defense or the prosecution of any action, claim, suit,

administrative or arbitration proceeding or investigation consistent with **DISTRICT's** indemnity obligations hereunder, the **DISTRICT** shall give the **MANAGER** prompt notice of such proceedings and shall inform the **MANAGER** in advance of all hearings regarding such action, claim, suit, proceeding, or investigation.

Notwithstanding any provision to the contrary contained in this Agreement, in no event shall either party be liable, either directly or as an indemnitor, to the other, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if the other party has been advised of the possibility of such damages.

In the event that claim(s) raised against the **MANAGER** because of this Agreement, or because the Services performed hereunder, including claims for indemnification under this section of the Agreement is/are covered under **MANAGER's** insurance policies required hereunder, the **MANAGER** shall not be responsible for any loss, damages or liability beyond the policy limits contractually required hereunder and actually paid pursuant to the limits and conditions of such policies. With respect to any other cause of action and/or claim arising under this Agreement, or otherwise arising because of, or because, the services provided hereunder, **MANAGER's** liability shall not exceed an amount equal to twice the amount of the annual compensation for such services during the Agreement year in which such cause of action and/or claim against the **MANAGER** arose.

MANAGER agrees that nothing in this Section or this Agreement shall serve or be construed as a waiver of the **DISTRICT's** limitations on liability contained in Section 768.28, Florida Statutes or any other laws.

4. The following is included as a new Section 18 of the **AGREEMENT**:

18. **INSURANCE REQUIREMENTS.** The **MANAGER** shall, at its own expense, maintain insurance during the performance of the Services under this **AGREEMENT**, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable)*	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
<i>Covering owned, non-owned, and hired vehicles</i>	

Automobile liability insurance is required if the **MANAGER will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

The **DISTRICT** and its agents, staff, consultants, and supervisors shall be named as additional insureds on the General Liability Insurance, Commercial Crime/Fidelity

Insurance, and Automobile Liability Insurance. **MANAGER** shall furnish the **DISTRICT** with the Certificate of Insurance evidencing compliance with this requirement. Coverage for additional insureds shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by or provided to the additional insured. No certificate shall be acceptable to the **DISTRICT** unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the **DISTRICT**. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If **MANAGER** fails to have secured and maintained the required insurance, the **DISTRICT** has the right (without any obligation to do so, however), to secure such required insurance in which event **MANAGER** shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the **DISTRICT'S** obtaining the required insurance.

5. The following is included as a new Section 19 of the **AGREEMENT**:

19. **FINANCIAL ADVISOR DISCLAIMER.** The **DISTRICT** acknowledges that the **MANAGER** is not a Municipal Advisor or Securities Broker, nor is the **MANAGER** registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the **DISTRICT** acknowledges that the **MANAGER** will not provide the **DISTRICT** with financial advisory services or offer investment advice.

6. The following is included as a new Section 20 of the **AGREEMENT**:

20. **E-VERIFY.** The **MANAGER**, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The **MANAGER** further agrees that the **DISTRICT** is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The **MANAGER** agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The **MANAGER** shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the **DISTRICT** has a good faith belief that the **MANAGER** is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the **DISTRICT** shall terminate this Agreement. The **MANAGER** shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The **MANAGER** shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the **DISTRICT** has a good faith belief that a subcontractor of the **MANAGER** performing work under this Agreement is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the **DISTRICT** promptly notify the **MANAGER** and order the **MANAGER** to immediately terminate its subcontract with the subcontractor. The **MANAGER** shall be liable for any additional costs incurred by the

DISTRICT as a result of the termination of any contract, including this Agreement, based on **MANAGER'S** failure to comply with the E-Verify requirements referenced in this subsection.

7. The following is included as a new Section 21 of the **AGREEMENT**:

21. **PUBLIC RECORDS.** The **MANAGER** shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida. Failure of the **MANAGER** to comply with Section 119.0701, Florida Statutes, may subject the **MANAGER** to penalties pursuant to Section 119.10, Florida Statutes. In the event **MANAGER** fails to comply with this section or Section 119.0701, Florida Statutes, the **DISTRICT** shall be entitled to all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 721-8681 OR BY EMAIL AT INFO@GMSSE.COM OR BY REGULAR MAIL AT:

**GOVERNMENTAL MANAGEMENT SERVICES
-SOUTH FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681**

8. The following is included as a new Section 22 of the **AGREEMENT**:

22. **SPECIAL CONDITIONS.** In the event of an assessment default, foreclosure, event of default under the Trust Indenture, bankruptcy, or other services not part of services provided in scope of services in the **AGREEMENT**, the **MANAGER** will bill at an hourly rate for services per the fee schedule below. Services included, but are not limited to collection of delinquent assessment, modification to the county assessment roll, meetings and conference calls with Bondholders and their representatives, preparations of reports and analysis requested by Bondholders, Dissemination Agent, Board of Supervisors, etc.

FEE SCHEDULE

<u>Staff Level</u>	<u>Rate per Hour</u>
District Manager	\$175.00
Accountant	\$125.00
Field Supervisor	\$100.00

Administrative Assistant

\$ 75.00

9. The following is included as a new Section 23 of the **AGREEMENT**:

23. **PUBLIC RECORDS REQUEST.** Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS- SF by the District at the same rate.

10. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this **AMENDMENT**, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this **AMENDMENT**.

11. **CONFLICTS.** The **AGREEMENT** remains in full force and effect, except to the extent expressly amended pursuant to this **AMENDMENT**.

[Signatures on following page]

IN WITNESS WHEREOF, the **PARTIES** have caused this instrument to be executed by their duly authorized officers to be effective as of the day and year first above written.

**ISLANDS AT DORAL III COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

Date: _____

**GOVERNMENTAL MANAGEMENT
SERVICES-SOUTH FLORIDA, LLC.**

By: _____

Name: Richard Hans

Title: Vice President

Date: _____



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Islands At Doral III Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Islands At Doral III Community Development District
c/o Governmental Management Services - South Florida 5385 N Nob Hill Road
Sunrise, FL 33351

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123163

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Islands At Doral III Community Development District
c/o Governmental Management Services - South Florida 5385 N Nob Hill Road
Sunrise, FL 33351

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123163

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,252
Public Officials and Employment Practices Liability	\$3,273
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$7,525

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Islands At Doral III Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION



Covered Party:	Islands at Doral III Community Development District	FEIN:	20-1240623
Mailing Address:	c/o GMS-SF, LLC 5385 N. Nob Hill Rd., Sunrise, FL 33351	Physical County:	Dade
	NW 107th Ave & NW 90th St, Doral, FL 33178		
Contact:	Patti Powers	Phone:	954-721-8681 X 202
Title:	Treasurer	Email:	ppowers@gmssf.com
Coverage Term:	10/1/2023 - 10/1/2024	Year Entity was established:	2004

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	No
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE:

TITLE:

DATE:

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Islands at Doral III Community Development District
Coverage Period:	10/1/2023 - 10/1/2024

Community Development District Supplemental Questions

1	What is the number of Acres within District boundaries?	258
2	What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District?	1718
3	What is the anticipated total number of Housing Units upon completion?	1718

Public Officials Liability Exposure Questions

1	Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity?	NO
2	Are there any plans to initiate civil action against others on behalf of the entity?	NO
3	Does the District have a disability accessibility statement posted on the homepage of your website?	YES
4	Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA?	NO
5	Have you ever been named as a Defendant to a lawsuit for claims arising out of your alleged failure to provide content on your website in a format accessible to a disabled person?	NO

Employment Practices Liability Questions - Required if District has Employees Beyond Board Members

1	Number of Employees (Full Time and Part Time, Other than Board Members)	0
2	Does the district have an employee handbook and require employees to acknowledge receipt of the handbook?	YES
3	Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities)	NO

Cyber Liability Questions

1	Are firewalls and automatically updating antivirus software in force across your network?	Yes
2	Is all sensitive and confidential information stored on your databases, servers and data files encrypted?	No
3	Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records?	No

Supplemental Cyber Liability Questions - Required if District has Employees

1	Are all users required to complete security training on an annual basis?	No
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2 Does the district use authentication measures for incoming emails?	No
3 Is multi-factor authentication required for access to user accounts?	No
Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from 4 your network?	No

Auto Liability Exposure Questions - Required if District Owns Autos

1 Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles?	N/A
2 If Yes, how often are MVRs pulled and updated?	
At Hire	N/A
Annually	N/A
Post Accident	N/A



Property

Covered Party	Islands at Doral III Community Development District
Coverage Period:	10/1/2023 - 10/1/2024

Community Development District Supplemental Questions

1 Does the District Own and Maintain any Boilers

No

This is an informational section to help complete the section that follows

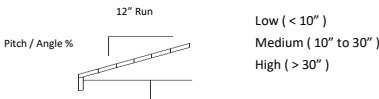
CONSTRUCTION TYPES

- ❑ **Frame** – Exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials, such as brick veneer, stone veneer, wood iron-clad, stucco on wood
- ❑ **Joisted Masonry** – Exterior walls are constructed of masonry materials, such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible
- ❑ **Non-Combustible** – Exterior walls, floors and roof are constructed of and supported by metal, asbestos, gypsum or other non-combustible materials
- ❑ **Masonry Non-Combustible** – Exterior walls are constructed of masonry materials as described in Joint Masonry with the floors and roof of metal or other non-combustible materials.
- ❑ **Modified Fire Resistive** – Exterior walls, floors and roof are constructed of masonry or fire resistive material with a fire resistance rating of one hour or more, but less than two hours.
- ❑ **Fire Resistive** – Exterior walls, floors and roof constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.
- ❑ **Modular Classrooms/Offices** - Anchored Manufactured Building
- ❑ **Bridges** – Structure usually spanning over a body of water
- ❑ **On-Ground Liquid Storage Tank** – Above ground storage tanks located on the ground surface that are designed to hold liquids
- ❑ **Elevated Liquid Storage Tank** – Storage tanks located above the ground surface that are designed to hold liquids
- ❑ **Below Ground Liquid Storage Tank/ Pool** - Water retention tank or swimming pool
- ❑ **Pipelines at Grade** – Pipelines located at the surface of the ground
- ❑ **Electrical Transmission Tower** – Steel towers designed to hold up electrical transmission lines
- ❑ **Observation Tower** – Elevated towers designed for people to look out of, such as airport control or fire observation towers
- ❑ **Electrical Equipment** – Non-high tech electrical equipment other than electrical equipment included as part of the function of the building
- ❑ **Mechanical Equipment** – All equipment not otherwise classified in a building
- ❑ **Pump/Lift Station** – Pumping stations with mechanical devices that are typically used when a fluid material must be raised from
- ❑ **Waterfront Structures** - Wharves or docks built next to the shore of navigable waters

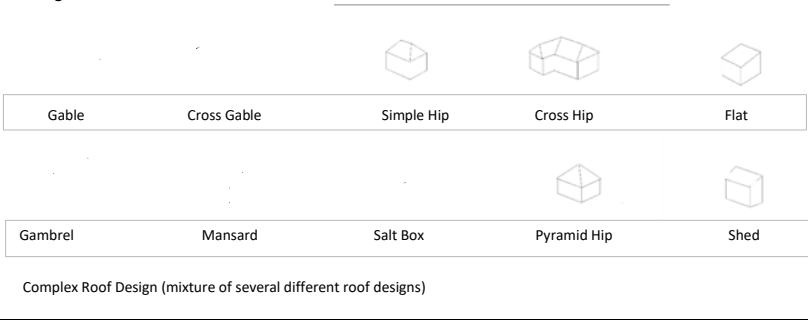
Roof Covering:

- ❑ Elastomeric – (utilized on flat or low slope roofs)
- ❑ Metal Panel (utilized on flat or low slope roofs)
- ❑ Fiberglass Panel (utilized on flat or low slope roofs)
- ❑ Built-up Composite (utilized on flat or low slope roofs)
- ❑ Tar and gravel system (utilized on flat roofs)
- ❑ Asphalt Shingles
- ❑ Clay/Concrete Tiles
- ❑ Slate
- ❑ Wood Shakes/Shingles

Roof Pitch / Angle % (estimate is determined by how much roof height rises in inches per pitch/angle per one foot run of pitch/angle):



Roof Design:



PROPERTY SCHEDULE

[illegible]

Item #	Description	Serial Number	Value	Classification
1	None			
2				
3				
4				
5				
6				
7				
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Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

[illegible]

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

October 4, 2023

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
06/13/23	1255-1260	\$12,832.58
07/11/23	1261-1264	\$9,080.71
08/10/23	1265-1269	\$7,209.74
09/12/23	1270-1278	\$501,500.12
09/18/23	1279-1280	\$212.75
Total		<u><u>\$530,835.90</u></u>

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 9/25/23		PAGE 1	
*** CHECK NOS. 001255-001280		ISLANDS AT DORAL III - GF BANK A ISLANDS AT DORAL III									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #	
6/13/23	00038	6/22/23	I0000662	202305	310-51300-48000	ALM MEDIA, LLC		*	178.22	178.22	001255
		LEGAL ADS									
6/13/23	00007	5/11/23	7123	202305	310-51300-31100	ALVAREZ ENGINEERS, INC.		*	110.00	110.00	001256
		SVCS THRU 05/05/23									
6/13/23	00032	6/05/23	01038-05	202305	320-53800-43000	FPL		*	468.89	1,350.27	001257
		SVCS-05/23									
		6/05/23	74001-05	202305	320-53800-43000			*	199.23		
		SVCS-05/23									
		6/05/23	97535-05	202305	320-53800-43000			*	682.15		
		SVCS-05/23									
6/13/23	00011	6/01/23	229	202306	310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES		*	3,806.00	4,274.46	001258
		MGMT FEES-06/23									
		6/01/23	229	202306	310-51300-44000			*	200.00		
		RENT									
		6/01/23	229	202306	310-51300-35100			*	83.33		
		COMPUTER TIME									
		6/01/23	229	202306	310-51300-31300			*	100.00		
		DISSEMINATION AGT SVCS									
		6/01/23	229	202306	310-51300-35110			*	83.33		
		WEBSITE ADMINISTRATION									
		6/01/23	229	202306	310-51300-42000			*	1.80		
		POSTAGE AND DELIVERY									
6/13/23	00025	5/08/23	05082023	202305	310-51300-49000	MIAMI-DADE COUNTY ELECTIONS		*	60.00	60.00	001259
		REGISTERED VOTERS									
6/13/23	00014	5/25/23	6932029	202305	310-51300-32300	US BANK		*	6,859.63	6,859.63	001260
		ADMIN FEE-5/01/23-4/30/24									
7/11/23	00007	7/06/23	7241	202306	310-51300-31100	ALVAREZ ENGINEERS, INC.		*	2,106.20	2,106.20	001261
		ANNUAL REPORT									
7/11/23	00005	4/30/23	04302023	202304	310-51300-31500			*	760.50		
		04/23 SVCS									
		5/31/23	181749	202305	310-51300-31500			*	500.00		
		05/23 SVCS									
		BILLING, COCHRAN, LYLES, MAURO & RAMSE									
ID3 ISLANDS DORAL JWASSERMAN											

AP300R
*** CHECK NOS. 001255-001280

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 9/25/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/11/23	00032	7/06/23 01038 06 202306 320-53800-43000 06/23 SVCS			*	496.42	
		7/06/23 74001 06 202306 320-53800-43000 06/23 SVCS			*	213.05	
		7/06/23 97535 06 202306 320-53800-43000 06/23 SVCS			*	720.78	
			FPL				1,430.25 001263
7/11/23	00011	7/01/23 230 202307 310-51300-34000 MANAGEMENT FEES			*	3,806.00	
		7/01/23 230 202307 310-51300-44000 RENT			*	200.00	
		7/01/23 230 202307 310-51300-35100 COMPUTER TIME			*	83.33	
		7/01/23 230 202307 310-51300-31300 DISSEMINATION AGENT SVCS			*	100.00	
		7/01/23 230 202307 310-51300-35110 WEBSITE ADMINISTRATION			*	83.33	
		7/01/23 230 202307 310-51300-42000 POSTAGE AND DELIVERY			*	6.00	
		7/01/23 230 202307 310-51300-42500 COPIES			*	5.10	
			GOVERNMENTAL MANAGEMENT SERVICES				4,283.76 001264
8/10/23	00007	7/07/23 7280 202306 310-51300-31100 06/23 SVCS			*	55.00	
			ALVAREZ ENGINEERS, INC.				55.00 001265
8/10/23	00005	6/30/23 182058 202306 310-51300-31500 06/23 SVCS			*	852.50	
			BILLING, COCHRAN, LYLES, MAURO & RAMSE				852.50 001266
8/10/23	00032	8/04/23 01038 07 202307 320-53800-43000 07/23 SVCS			*	495.53	
		8/04/23 74001 07 202307 320-53800-43000 07/23 SVCS			*	212.67	
		8/04/23 97535 07 202307 320-53800-43000 07/23 SVCS			*	719.49	
			FPL				1,427.69 001267
8/10/23	00011	8/01/23 231 202308 310-51300-34000 MANAGEMENT FEES			*	3,806.00	
		8/01/23 231 202308 310-51300-44000 RENT			*	200.00	
		8/01/23 231 202308 310-51300-35100 COMPUTER TIME			*	83.33	

ID3 ISLANDS DORAL JWASSERMAN

AP300R
*** CHECK NOS. 001255-001280

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
ISLANDS AT DORAL III - GF
BANK A ISLANDS AT DORAL III

RUN 9/25/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/23 231	202308 310-51300-31300		*	100.00	
		DISSEMINATION AGENT SVCS					
		8/01/23 231	202308 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		8/01/23 231	202308 310-51300-42000		*	1.89	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,274.55 001268
8/10/23 00017		7/07/23 24543	202307 310-51300-31200		*	600.00	
		SERIES 2013 YE 4/30/23					
				GRAU & ASSOCIATES			600.00 001269
9/12/23 00038		9/01/23 10000680	202309 310-51300-48000		*	86.53	
		LEGAL ADS					
				ALM MEDIA, LLC			86.53 001270
9/12/23 00005		7/31/23 182484	202307 310-51300-31500		*	500.00	
		SVCS-07/23					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			500.00 001271
9/12/23 00023		9/10/23 19421	202309 300-15500-10000		*	7,525.00	
		RENEW 10/01/23-10/01/2024					
				EGIS INSURANCE ADVISORS, LLC			7,525.00 001272
9/12/23 00032		9/06/23 01038-08	202308 320-53800-43000		*	495.53	
		SVCS-08/23					
		9/06/23 74001-08	202308 320-53800-43000		*	212.67	
		SVCS-08/23					
		9/06/23 97535-08	202308 320-53800-43000		*	719.49	
		SVCS-08/23					
				FPL			1,427.69 001273
9/12/23 00011		9/01/23 232	202309 310-51300-34000		*	3,806.00	
		MGMT FEES-09/23					
		9/01/23 232	202309 310-51300-44000		*	200.00	
		RENT					
		9/01/23 232	202309 310-51300-31300		*	100.00	
		DISSEMINATION AGT SVCS					
		9/01/23 232	202309 310-51300-35110		*	83.33	
		WEBSITE ADMINISTRATION					
		9/01/23 232	202309 310-51300-35100		*	83.33	
		COMPUTER TIME					
		9/01/23 232	202309 310-51300-42000		*	2.52	
		POSTAGE AND DELIVERY					
				GOVERNMENTAL MANAGEMENT SERVICES			4,275.18 001274

ID3 ISLANDS DORAL JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/12/23	00030	9/12/23 09122023	202309 300-20700-10100	TXFER OF TAX RECEIPTS	*	139,645.37	
				ISLANDS AT DORAL III CDD			139,645.37 001275
9/12/23	00034	9/12/23 09122023	202309 300-20700-10100	TXFER OF TAX RECEIPTS	*	5,484.60	
				ISLANDS AT DORAL III CDD			5,484.60 001276
9/12/23	00044	9/12/23 09122023	202309 300-15100-10200	TXFER OF TAX RECEIPTS	*	339,000.00	
				ISLANDS AT DORAL III CDD			339,000.00 001277
9/12/23	00014	3/24/23 6866391-	202303 310-51300-32300	ADMIN FEE-03/01-02/29/24	*	3,555.75	
				US BANK			3,555.75 001278
9/18/23	00030	9/18/23 09182023	202309 300-20700-10100	TXFR ASSESSMENTS	*	204.71	
				ISLANDS AT DORAL III CDD			204.71 001279
9/18/23	00034	9/18/23 09182023	202309 300-20700-10100	TXFR ASSESSMENTS	*	8.04	
				ISLANDS AT DORAL III CDD			8.04 001280
TOTAL FOR BANK A						530,835.90	
TOTAL FOR REGISTER						530,835.90	

ID3 ISLANDS DORAL JWASSERMAN

ISLANDS AT DORAL III

Community Development District

Unaudited Financial Statements

as of

August 31, 2023

Board of Supervisors Meeting

October 4, 2023

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ISLANDS AT DORAL III

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

August 31, 2023

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service Fund</u>	<u>Governmental Funds</u>
<u>ASSETS:</u>			
Cash	\$720,375	\$0	\$720,375
Due From Other	\$932	---	\$932
Due From Other Funds	---	\$145,343	\$145,343
Investment - State Board (Surplus)	\$15,147	---	\$15,147
Investment - State Board (Cap Reserve)	\$349,596	---	\$349,596
Investments - Series 2013:			
Reserve A	---	\$729,116	\$729,116
Revenue A	---	\$1,100,052	\$1,100,052
Investments - Series 2014:			
Reserve A	---	\$15,000	\$15,000
Revenue A	---	\$27,450	\$27,450
General Redemption	---	\$10	\$10
Deposits-Electric	\$1,003	---	\$1,003
Total Assets	\$1,087,053	\$2,016,971	\$3,104,024
<u>LIABILITIES:</u>			
Accounts Payable	\$1,927	---	\$1,927
Due to Other Funds	\$145,343	---	\$145,343
Total Liabilities	\$147,270	\$0	\$147,270
<u>FUND BALANCES:</u>			
Nonspendable:			
Deposits-Electric	\$1,003	---	\$1,003
Restricted for:			
Debt Service	---	\$2,016,971	\$2,016,971
Assigned	\$688,596	---	\$688,596
Unassigned	\$250,184	---	\$250,184
Total Fund Balances	\$939,783	\$2,016,971	\$2,956,754
TOTAL LIABILITIES AND FUND BALANCES	\$1,087,053	\$2,016,971	\$3,104,024

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending August 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - On Roll	\$98,514	\$98,514	\$99,321	\$807
Contributions - HOA	\$14,250	\$13,063	\$10,014	(\$3,049)
Interest Income	\$500	\$458	\$25,566	\$25,108
TOTAL REVENUES	\$113,264	\$112,035	\$134,901	\$22,866
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$6,000	\$5,500	\$3,000	\$2,500
FICA Expense	\$459	\$421	\$230	\$191
Engineering	\$10,000	\$9,167	\$10,991	(\$1,824)
Arbitrage	\$600	\$550	\$600	(\$50)
Dissemination	\$1,200	\$1,100	\$1,100	\$0
Attorney	\$20,000	\$18,333	\$6,522	\$11,811
Annual Audit	\$3,400	\$3,400	\$3,400	\$0
Trustee Fees	\$10,500	\$10,500	\$10,415	\$85
Management Fees	\$45,672	\$41,866	\$41,866	(\$0)
Computer Time	\$1,000	\$917	\$917	(\$0)
Website Compliance	\$1,000	\$917	\$917	(\$0)
Telephone	\$250	\$229	\$0	\$229
Postage	\$250	\$229	\$150	\$79
Printing & Binding	\$1,000	\$917	\$18	\$899
Rentals & Leases	\$2,400	\$2,200	\$2,200	\$0
Insurance	\$7,572	\$7,572	\$7,236	\$336
Legal Advertising	\$1,000	\$917	\$178	\$739
Other Current Charges	\$500	\$458	\$98	\$360
Office Supplies	\$250	\$229	\$0	\$229
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$113,228	\$105,596	\$90,013	\$15,583
<u>FIELD:</u>				
Electricity-Madeira	\$6,000	\$5,500	\$5,330	\$170
Electricity-Antilles/Belize	\$14,250	\$13,063	\$10,104	\$2,959
Reserves - Emergency Funds	\$4,500	\$4,125	\$0	\$4,125
TOTAL FIELD	\$24,750	\$22,688	\$15,434	\$7,254
TOTAL EXPENDITURES	\$137,978	\$128,283	\$105,447	\$22,836
Excess (deficiency) of revenues over (under) expenditures	(\$24,713)	(\$16,248)	\$29,454	\$45,702
FUND BALANCE - Beginning	\$24,713		\$910,329	
FUND BALANCE - Ending	<u><u>(\$0)</u></u>		<u><u>\$939,783</u></u>	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2013
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending August 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$82,392	\$82,392
Assessments - On Roll	\$1,458,233	\$1,458,233	\$1,470,175	\$11,942
TOTAL REVENUES	<u>\$1,458,233</u>	<u>\$1,458,233</u>	<u>\$1,552,567</u>	<u>\$94,334</u>
<u>EXPENDITURES:</u>				
<u>Series 2013</u>				
Interest - 11/1	\$288,913	\$288,913	\$288,913	\$0
Interest - 5/1	\$288,913	\$288,913	\$288,913	\$0
Principal - 5/1	\$865,000	\$865,000	\$865,000	\$0
TOTAL EXPENDITURES	<u>\$1,442,825</u>	<u>\$1,442,825</u>	<u>\$1,442,825</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$15,408</u>	<u>\$15,408</u>	<u>\$109,742</u>	<u>\$94,334</u>
Net change in fund balance	<u>\$15,408</u>	<u>\$15,408</u>	<u>\$109,742</u>	<u>\$94,334</u>
FUND BALANCE - Beginning	\$1,111,953		\$1,859,274	
FUND BALANCE - Ending	<u>\$1,127,361</u>		<u>\$1,969,016</u>	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2014

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ending August 31, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/23	ACTUAL THRU 08/31/23	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2,348	\$2,348
Assessments - On Roll	\$57,272	\$57,272	\$57,411	\$139
TOTAL REVENUES	<u>\$57,272</u>	<u>\$57,272</u>	<u>\$59,759</u>	<u>\$2,487</u>
<u>EXPENDITURES:</u>				
<u>Series 2014</u>				
Interest - 11/1	\$19,753	\$19,753	\$19,753	\$0
Interest - 5/1	\$19,753	\$19,753	\$19,753	\$0
Principal- 5/01	\$18,000	\$18,000	\$18,000	\$0
TOTAL EXPENDITURES	<u>\$57,505</u>	<u>\$57,505</u>	<u>\$57,505</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$233)</u>	<u>(\$233)</u>	<u>\$2,254</u>	<u>\$2,487</u>
Net change in fund balance	<u>(\$233)</u>	<u>(\$233)</u>	<u>\$2,254</u>	<u>\$2,487</u>
FUND BALANCE - Beginning	\$30,098		\$45,701	
FUND BALANCE - Ending	<u>\$29,865</u>		<u>\$47,955</u>	

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2023

Series 2013, Special Assessment Bonds		
Interest Rate:	3.500%	
Maturity Date:	5/1/23	\$865,000.00
Interest Rate:	3.625%	
Maturity Date:	5/1/24	\$895,000.00
Interest Rate:	3.75%	
Maturity Date:	5/1/25	\$925,000.00
Interest Rate:	3.875%	
Maturity Date:	5/1/26	\$965,000.00
Interest Rate:	4.125%	
Maturity Date:	5/1/35	\$10,740,000.00
Bonds outstanding - 9/30/2022		\$14,390,000.00
Less:	May 1, 2023 (Mandatory)	(\$865,000.00)
Current Bonds Outstanding		\$13,525,000.00
Series 2014, Special Assessment Bonds		
Interest Rate:	4.75%	
Maturity Date:	5/1/40	\$771,000.00
Bonds outstanding - 9/30/2022		\$723,000.00
Less:	May 1, 2023 (Mandatory)	(\$18,000.00)
Current Bonds Outstanding		\$705,000.00
Total Current Bonds Outstanding		\$14,230,000.00

ISLANDS AT DORAL III
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

TOTAL ASSESSMENT LEVY							\$ 103,698.88	\$ 1,534,981.98	\$ 60,286.72	\$ 1,698,967.58
							ASSESSED THROUGH COUNTY			
							6.10%	90.35%	3.55%	100.00%
							36300.10000	36300.10000	36300.10000	
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTIES	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2013 DSF Portion	2014 DSF Portion	Total
11/23/22	11/1/22-11/11/22	\$193,694.53	\$7,892.18	\$1,858.02	\$0.00	\$183,944.33	\$11,227.30	\$166,189.89	\$6,527.14	\$183,944.33
11/24/22	11/12/22-11/18/22	\$87,749.30	\$3,510.10	\$842.40	\$0.00	\$83,396.80	\$5,090.24	\$75,347.28	\$2,959.28	\$83,396.80
12/7/22	11/19/22-11/30/22	\$1,074,846.81	\$42,995.23	\$10,318.52	\$0.00	\$1,021,533.06	\$62,350.71	\$922,933.94	\$36,248.41	\$1,021,533.06
12/22/22	12/1/22-12/13/22	\$57,054.78	\$1,959.17	\$550.96	\$0.00	\$54,544.65	\$3,329.21	\$49,279.96	\$1,935.48	\$54,544.65
01/11/23	12/14/22-12/31/22	\$64,777.87	\$2,054.84	\$627.22	\$0.00	\$62,095.81	\$3,790.11	\$56,102.28	\$2,203.43	\$62,095.81
2/8/23	1/1/23-1/31/23	\$40,060.79	\$823.55	\$392.36	\$0.00	\$38,844.88	\$2,370.95	\$35,095.54	\$1,378.38	\$38,844.88
2/13/23	INTEREST	\$0.00	\$0.00	\$0.00	\$959.95	\$959.95	\$58.59	\$867.29	\$34.06	\$959.95
03/03/23	2/1/23-2/28/23	\$27,694.87	\$294.16	\$274.01	\$0.00	\$27,126.70	\$1,655.72	\$24,508.41	\$962.57	\$27,126.70
04/05/23	3/1/23-3/31/23	\$5,768.64	\$21.37	\$57.47	\$0.00	\$5,689.80	\$347.28	\$5,140.62	\$201.90	\$5,689.80
04/06/23	3/1/23-3/31/23	\$73,678.10	\$0.01	\$736.79	\$0.00	\$72,941.30	\$4,452.08	\$65,900.95	\$2,588.27	\$72,941.30
05/09/23	4/1/23-4/30/23	\$15,298.03	\$0.00	\$152.99	\$454.33	\$15,599.37	\$952.13	\$14,093.71	\$553.53	\$15,599.37
05/16/23	INTEREST	\$0.00	\$0.00	\$0.00	\$297.43	\$297.43	\$18.15	\$268.72	\$10.55	\$297.43
6/6/23	5/1/23-5/31/23	\$19,461.44	\$0.00	\$194.60	\$560.32	\$19,827.16	\$1,210.18	\$17,913.43	\$703.55	\$19,827.16
6/23/23	6/13/23-6/14/23	\$37,748.15	\$0.00	\$377.49	\$1,681.67	\$39,052.33	\$2,383.61	\$35,282.97	\$1,385.75	\$39,052.33
07/14/23	6/1/23-6/30/23	\$1,134.27	\$0.00	\$11.35	\$33.69	\$1,156.61	\$70.60	\$1,044.97	\$41.04	\$1,156.61
08/09/23	INTEREST	\$0.00	\$0.00	\$0.00	\$226.58	\$226.58	\$13.83	\$204.71	\$8.04	\$226.58
TOTAL		\$1,698,967.58	\$59,550.61	\$16,394.18	\$4,213.97	\$1,627,236.76	\$99,320.69	\$1,470,174.67	\$57,741.40	\$1,627,236.76

Assessed on Roll:

Percent Collected 100%

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$103,698.88	6.1036%	\$99,320.69	(\$99,320.69)	\$0.00
2013 DEBT SERVICE	\$1,534,981.98	90.3479%	\$1,470,174.67	(\$1,330,324.59)	\$139,850.08
2014 DEBT SERVICE	\$60,286.72	3.5484%	\$57,741.40	(\$52,248.76)	\$5,492.64
TOTAL	\$1,698,967.58	100.00%	\$1,627,236.76	(\$1,481,894.04)	\$145,342.72

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	2013 AMOUNT	2014 AMOUNT
12/16/22	1228 / 1229	\$1,164,471.11	\$45,734.83
2/13/23	1238 / 1239	\$105,382.23	\$4,138.91
3/10/23	1244 / 1245	\$60,471.25	\$2,375.02
TOTAL		\$1,330,324.59	\$52,248.76
Amount due:		\$139,850.08	\$5,492.64