

**MINUTES OF MEETING
AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Aventura Isles Community Development District's Board of Supervisors was held on **Tuesday, October 29, 2013, at 2:00 p.m., at 190 NE 199th Street, Suite 206, Miami, Florida 33179.**

Present at the meeting were:

Richard "Rick" Feather	Chair
Anthony "Tony" Valle	Vice Chair
Eric Reiter	Assistant Secretary

Also present were:

Michal Szymonowicz	Wrathell, Hunt and Associates, LLC
Howard McGaffney	Wrathell, Hunt and Associates, LLC
Gerry Knight	District Counsel
Dennis Lyles	District Counsel
Jose Otero	District Engineer
Halle Alexander	Bond Counsel/Greenberg Traurig
Jon Kessler	Bond Underwriter
Chris Tracy	Wells Fargo
Mark McCoughlin	Wells Fargo

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Szymonowicz called the meeting to order at 2:07 p.m., and noted, for the record, that Supervisors Feather, Valle and Reiter were present, in person. Supervisor Acaro was not present. One (1) seat remains vacant.

Mr. Szymonowicz asked all non Supervisors to identify themselves, for the record. He noted that there will be a pre-closing meeting subsequent to today's special meeting.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resignation of David Eisner

Mr. Szymonowicz asked Mr. Knight if the Board will be considering Mr. David Eisner’s resignation or declination. Mr. Knight clarified that it is a resignation/declination.

On MOTION by Mr. Valle and seconded by Mr. Feather, with all in favor, the resignation/declination letter of Mr. David Eisner, dated September 13, 2013, was accepted.

A. Discussion/Consideration of Potential Candidates to Fill Unexpired Term, Seat 5; Term Expires November, 2017

Mr. Szymonowicz asked for nominations for Seat 5. Mr. Feather indicated that the Board had no nominations at this time.

- **Administration of Oath of Office for Newly Elected Supervisor *(the following to be provided in a separate package)***
 - i. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - ii. **Membership, Obligations and Responsibilities**
 - iii. **Financial Disclosure Forms**
 - **Form 1: Statement of Financial Interests**
 - **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - **Form 1F: Final Statement of Financial Interests**
- **Consideration of Resolution 2014-1, Electing the Officers of the District**

Mr. Feather nominated the current slate of officers.

On MOTION by Mr. Feather and seconded by Mr. Reiter, with all in favor, Resolution 2014-1, Electing the Officers of the District, was adopted.

FOURTH ORDER OF BUSINESS

Approval of September 12, 2013 Special Meeting Minutes

Mr. Szymonowicz presented the September 12, 2013 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Valle and seconded by Mr. Reiter, with all in favor, the September 12, 2013 Special Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2014-2, Approving the Final Supplemental Special Assessment Methodology Report

Mr. Szymonowicz presented Resolution 2014-2 for the Board’s consideration. He reported that the Final Supplemental Special Assessment Methodology Report (Final Supplemental Methodology) conforms to the Master Methodology, which was previously approved and adopted by the Board. He stated that the Methodology apportions the assessments resulting from issuance of the bonds, which will be issued shortly, to the proposed units within the District, per the Board’s prior meeting discussions.

Mr. Knight asked if the document included in the agenda is the Final Supplemental Methodology. Mr. Szymonowicz replied affirmatively.

On MOTION by Mr. Valle and seconded by Mr. Reiter, with all in favor, Resolution 2014-2, Approving the Final Supplemental Special Assessment Methodology Report, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2014-3, Levying a Non-Ad Valorem Assessment for the Debt Service Fund for Fiscal Year 2013/2014

Mr. Szymonowicz presented Resolution 2014-3 for the Board’s consideration. He indicated that the assessments will not be included in November’s tax bill, because of timing; however, they will be included on the tax bill in November, 2014.

Mr. Szymonowicz explained that assessments will be levied to cover the debt service for the upcoming fiscal year. The assessments will be paid by the developer, partially from the proceeds of the assessments that are collected during closing of the units, as they occur. Mr. Szymonowicz noted that the developer will continue to pay assessments for the unsold units.

On MOTION by Mr. Valle and seconded by Mr. Reiter, with all in favor, Resolution 2014-3, Levying a Non-Ad Valorem Assessment for the Debt Service Fund for Fiscal Year 2013/2014, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Maintenance Agreement with Aventura Isles Master Homeowners' Association, Inc.

Mr. Szymonowicz indicated that the District will acquire significant infrastructure. As the owner, the District would normally maintain its infrastructures; however, a decision was made to enter into an agreement with Aventura Isles Master Homeowners' Association, Inc. (HOA) to maintain the infrastructures. He advised that the HOA will fund the maintenance.

On MOTION by Mr. Reiter and seconded by Mr. Feather, with all in favor, the Maintenance Agreement with Aventura Isles Master Homeowners' Association, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

i. Approval of Unaudited Financial Statements as of September 30, 2013

Mr. Szymonowicz presented the Unaudited Financial Statements as of September 30, 2013 for the Board's consideration. He noted the limited activity and that the financials only include statements for the general fund. Mr. Szymonowicz indicated that a capital projects fund and debt service funds will be added beginning in October.

On MOTION by Mr. Reiter and seconded by Mr. Valle, with all in favor, the Unaudited Financial Statements as of September 30, 2013, were approved.

ii. Discussion: Proposed Fiscal Year 2014 Meeting Schedule

Mr. Szymonowicz recalled that the Board did not set a Fiscal Year 2014 Meeting Schedule because the closing of the bonds had not occurred; meetings were held as needed. Mr. Szymonowicz asked if the Board had a meeting preference. Mr. Feather indicated that quarterly meetings are sufficient and asked for Management’s recommendation. Mr. Szymonowicz stated that it is sufficient, if the Board does not anticipate any other needs and feels that quarterly meetings are adequate. Mr. Szymonowicz clarified that the District will require a minimum of two (2) meetings per year, one (1) to consider the proposed budget and another to adopt the budget.

Mr. Szymonowicz asked Mr. Knight for his opinion. Mr. Knight stated that the first year of a District is more active. Mr. Knight was inclined to schedule more meetings than needed, rather than having to schedule additional meetings. Mr. Szymonowicz and Mr. Knight agreed that meetings can be cancelled, if needed. Mr. Feather suggested scheduling bi-monthly meetings. The Board agreed to schedule bi-monthly meetings, on the second Thursday at 10:00 a.m., beginning the second week in January.

On MOTION by Mr. Feather and seconded by Mr. Reiter, with all in favor, the Fiscal Year 2014 Proposed Meeting Schedule, as discussed, and directing Staff to advertise, accordingly, was approved.

Mr. Reiter asked if a motion is required for the meeting location. Mr. Feather confirmed that the meetings will be held at the current location.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

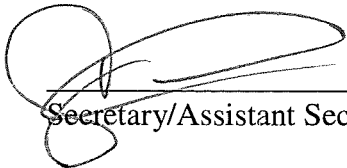
There being no audience comments or Supervisors’ requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

In light of the bond closing, Mr. Knight suggested recessing the meeting until 3:20 p.m., in case follow-up action is needed. Mr. Knight clarified that if further action is not required, at that time, the meeting will be adjourned. A recess, rather than an adjournment, will avoid the necessity and expense of scheduling another meeting.

On MOTION by Mr. Reiter and seconded by Mr. Valle, with all in favor, the meeting recessed at 2:20 p.m. and will reconvene at 3:20 p.m., at this location, if necessary.



Secretary/Assistant Secretary



Chair/Vice Chair