

**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 13, 2015 at 1:00 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
Lauren Arcaro	Assistant Secretary

Also present were:

Rick Woodville	Wrathell, Hunt and Associates, LLC
Gerry Knight	District Counsel
Diego Macedo	Resident
Lori Castrone	Resident
Lelio Ravagnani	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Woodville called the meeting to order at 1:02 p.m., and noted, for the record, that Supervisors Feather, Valle and Arcaro were present, in person. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Diego Macedo, Ms. Lori Castrone and Mr. Lelio Ravagnani, residents, requested that the jogging trail be paved and that homeowners be ceded 1’ or 2’ of land around the perimeter of the community to build a fence.

THIRD ORDER OF BUSINESS

Approval of September 8, 2015 Public Hearing and Regular Meeting Minutes

Mr. Woodville presented the September 8, 2015 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Arcaro and seconded by Mr. Feather, with all in favor, the September 8, 2015 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of District’s Engineer’s Certificate of Completion

Mr. Woodville presented the District’s Engineer’s Certificate of Completion for the Board’s consideration. The Certificate of Completion is required by the bond indenture for the Series 2013 bond issue.

On MOTION by Mr. Valle and seconded by Mr. Feather, with all in favor, the District’s Engineer’s Certificate of Completion, was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-1, Accepting the Completed Public Infrastructure Improvements Located Within District Boundaries, Pursuant to Section 170.09, Florida Statutes; and Providing for an Effective Date

Mr. Woodville presented Resolution 2016-1 for the Board’s consideration and read the title into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE COMPLETED PUBLIC INFRASTRUCTURE IMPROVEMENTS LOCATED WITHIN DISTRICT BOUNDARIES, PURSUANT TO SECTION 170.09, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE”

Mr. Feather asked when District Counsel’s review of the Resolution would be completed. Mr. Knight advised that the review would be completed in a few days and any changes resulting from the review will be made.

Mr. Woodville indicated that the resolution would be effective today and updated copies would be provided if District Counsel made changes.

On MOTION by Mr. Feather and seconded by Mr. Valle, with all in favor, Resolution 2016-1, Accepting the Completed Public Infrastructure Improvements Located Within District Boundaries, Pursuant to Section 170.09, Florida Statutes; and Providing for an Effective Date, subject to District Counsel review, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Association Requests

Mr. Macedo asked what the Resolution meant. Mr. Woodville indicated that the funds from the 2013 bond issue were expended for the capital project, as designated in the Engineer’s Report, and all specifications and city requirements were met. The District Engineer certified that the capital project for which the bonds were issued was completed.

A. Paving the Jogging Trail

****This item was presented during the Second Order of Business.****

B. Ceding a Foot of Land Around the Homes to Build Fence at Association’s Expense

In anticipation of the meeting, Mr. Feather researched the Association’s requests and was uncertain if the CDD controls the land.

Discussion ensues regarding association requests.

The Homeowners Association requested approval to install fencing on community property. A portion of the property is on the lake bank, which is technically owned by the CDD. The Board directed District Counsel and the District Engineer to determine the responsible entity authorizing the Association’s requests and report back.

Mr. Knight clarified that the request will be modified to 2’ of land

In response to a question from Mr. Feather, Mr. Macedo will ask the HOA to modify the request to read “ceding the appropriate amount of land...” and send it to Mr. Feather for dissemination to District Counsel.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. Approval of Unaudited Financial Statements as of August 31, 2015

Mr. Woodville presented the Unaudited Financial Statements as of August 31, 2015. The "Government Funds Balance Sheet," on Page 1, had \$96,651 in "Cash", \$26,867 "Due to Developer", \$38,382 "Due to debt service fund" and an "Unassigned" fund balance of \$28,902. On November 1, 2014 and May 1, 2015 debt service payments were made. On-roll assessments collections were at 100%. There was a positive "Fund balance - ending" of \$28,902. Page 3, the Debt Service Fund Series 2013 had a "Fund balance - ending" of \$669,014. The "Capital Project" fund, on Page 4, had a balance of \$6. The bond trustee will be instructed to transfer into the "Debt Service" fund.

On MOTION by Mr. Feather and seconded by Mr. Valle, with all in favor, the Unaudited Financial Statements as of August 31, 2015, were approved.

ii. UPCOMING MEETINGS

- **November 3, 2015 at 1:00 PM - LANDOWNERS' MEETING (*Board is not required to attend*)**

Mr. Woodville indicated that Seat 4, currently held by Ms. Arcaro, and vacant Seats 3 and 5 will be up for election.

Mr. Feather asked if the Landowners' meeting could be moved to a different location or rescheduled to accommodate for greater attendance. Mr. Knight indicated that the Landowners' meeting requires a 30-day notice; the meeting time and location were advertised and it was too late to amend the notice.

Mr. Ravagnani asked if the landowners were required to bring deeds. Mr. Woodville advised that deeds were not required; identification will be checked against the tax roll.

Mr. Feather commented that roughly 30% of the homes within the District are corporation owned.

Mr. Knight advised that the voter must be an officer of the corporation and able to demonstrate they are an officer or provide a proxy. In response to a question by Mr. Feather, Mr. Knight confirmed that landowners living abroad may vote via proxy; proxy was included in the April 27, 2015 agenda. Mr. Feather asked that the proxy form be sent to Mr. Gordon and himself.

Discussion ensued regarding voting via proxy.

- **January 12, 2016 at 1:00 PM - BOARD OF SUPERVISORS MEETING**

Mr. Macedo asked if the CDD or the Association was responsible for the asphalt within the community and who could authorize repaving and the addition of speed bumps or other modifications. District Counsel will review the matter.

NINTH ORDER OF BUSINESS

**Supervisors’
Comments**

Requests and Public

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

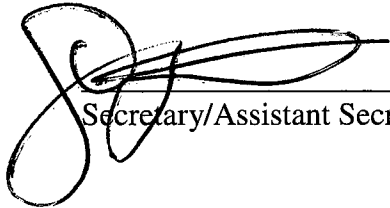
TENTH ORDER OF BUSINESS

Adjournment

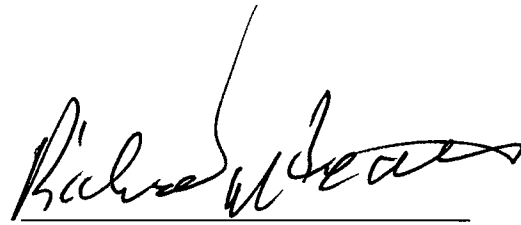
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Feather and seconded by Ms. Arcaro,
with all in favor, the meeting adjourned at 1:29 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair