

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

A Landowners' Meeting of the Aventura Isles Community Development District was held on **Tuesday, November 3, 2015 at 1:00 p.m.**, at **190 NE 199th Street, Suite 206, Miami, Florida 33179.**

Present at the meeting were:

Richard "Rick" Feather	Landowner & Representative
Craig Wrathell	District Manager
Mike Pawelczyk	District Counsel
Jesse Jackson	Wrathell, Hunt & Associates, LLC
Derek Gordon	Landowners
Lelio Ravagnani	Landowner
Lauri Castrone	Landowner
Avery Rapaport	Landowner
Marc Furmanski	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:05 p.m., and noted, for the record, that Mr. Derek Gordon, Mr. Lelio Ravagnani, Ms. Lauri Castrone, Mr. Avery Rapaport, Mr. Marc Furmanski and Mr. Rick Feather were the landowners present, in person. Mr. Mike Pawelczyk, District Counsel, and Mr. Jesse Jackson, of Wrathell, Hunt & Associates, LLC, were also present.

SECOND ORDER OF BUSINESS

Affidavit of Publication

Mr. Wrathell presented the affidavit of publication for today's landowners' meeting.

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct the Landowners' Meeting

Mr. Wrathell volunteered to serve as Chair for the purpose of conducting the landowners' meeting. The landowners agreed with Mr. Wrathell serving as Chair.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4 & 5]

Mr. Wrathell indicated that Seats 3, 4 and 5 were up for election. Seats 3 and 5 were vacant and Seat 4 was held by Ms. Lauren Arcaro.

Mr. Wrathell explained the election process.

A. Nominations

Mr. Wrathell requested nominations for Seat 3. Mr. Gordon nominated Mr. Marc Furmanski. On behalf of Williams Island Ventures, LLC, Mr. Feather nominated Mr. John Chiste. No other nominations were made.

Mr. Wrathell requested nominations for Seat 4. Mr. Gordon nominated Mr. Lelio Ravagnani. On behalf of Williams Island Ventures, LLC, Mr. Feather nominated Ms. Cora DiFiore. No other nominations were made.

Mr. Wrathell requested nominations for Seat 5. Mr. Gordon nominated Mr. Avery Rapaport. On behalf of Williams Island Ventures, LLC, Mr. Feather nominated Mr. Joe DiCristina. No other nominations were made.

Mr. Wrathell closed the nominations portion of the meeting.

B. Casting of Ballots

i. Determine Number of Voting Units Represented

ii. Determine Number of Voting Units Assigned by Proxy

Mr. Wrathell indicated that, as representative of Williams Island Ventures, LLC, Mr. Feather was assigned a proxy for 90.75989 acres, equating to 91 eligible votes. Mr. Furmanski submitted two proxies naming him as the proxy holder. He also owns property, entitling him to cast up to three votes. Mr. Gordon received 31 proxy votes and owns property, entitling him to cast 32 votes. As property owners, Mr. Rapaport, Ms. Castrone and Mr. Ravagnani were entitled to cast one vote each.

Mr. Wrathell requested votes for Seat 3. Mr. Rapaport cast one vote for Mr. Furmanski. Mr. Furmanski cast three votes for himself. Ms. Castrone cast one vote for Mr. Furmanski. Mr. Ravagnani cast one vote for Mr. Furmanski. Mr. Gordon cast 32 votes for Mr. Furmanski. Mr. Feather cast 91 votes for Mr. John Chiste.

Mr. Wrathell requested votes for Seat 4. Mr. Rapaport cast one vote for Mr. Ravagnani. Mr. Furmanski cast three votes for Mr. Ravagnani. Ms. Castrone cast one vote for Mr.

Ravagnani. Mr. Ravagnani cast one vote for himself. Mr. Gordon cast 32 votes for Mr. Ravagnani. Mr. Feather cast 91 votes for Ms. DiFiore.

Mr. Wrathell requested votes for Seat 5. Mr. Rapaport cast one vote for himself. Mr. Furmanski cast three votes for Mr. Rapaport. Ms. Castrone cast one vote for Mr. Rapaport.

Mr. Ravagnani cast one vote for Mr. Rapaport. Mr. Gordon cast 32 votes for Mr. Rapaport. Mr. Feather cast 90 votes for Mr. DiCristina.

C. Ballot Tabulation and Results

Mr. Wrathell reported that, for Seat 3, Mr. Furmanski received 38 votes and Mr. Chiste received 91 votes. For Seat 4, Mr. Ravagnani received 38 votes and Ms. DiFiore received 91 votes. For Seat 5, Mr. Rapaport received 38 votes and Mr. DiCristina received 90 votes. Mr. Chiste and Ms. DiFiore will serve four-year terms, in Seats 3 and 4, respectively, and Mr. DiCristina will serve a two-year term in Seat 5.

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

Ms. Castrone asked where the candidates were and if they formally accepted the nomination for a seat on the Board. Mr. Wrathell explained that the candidates were not required to be present at today's meeting; however, they must attend a future meeting to be sworn in.

Mr. Gordon indicated that, when they spoke on the telephone, Mr. Wrathell advised him that candidates must be present, which is why he asked the residents to attend.

Mr. Wrathell pointed out that Mr. Gordon might have spoken with Mr. Woodville. If a vote is not assigned via proxy, landowners must be physically present to cast a vote.

Mr. Gordon was told that a candidate must be present to accept the nomination; there were no absentee nominations. Mr. Wrathell advised that it was not a correct statement.

Mr. Ravagnani asked who the candidates were and whether they live within Aventura Isles CDD.

It was confirmed that none of the candidates reside within Aventura Isles CDD.

Ms. Castrone commented that none of the Board Members "live in our development or live in our community or have any personal interest. It is just strictly business, is that correct?"

Mr. Wrathell reiterated that the newly elected Board Members do not reside in the community.

Ms. Castrone remarked that there is “absolutely no commitment to our community; they are just the builders and the candidates aren’t even present nor could they take the time out of their day to be present to accept their nominations or cast their own ballots”.

Mr. Wrathell explained that individuals elected to the Board are not statutorily required to be present.

Mr. Gordon implied that Mr. Wrathell’s company “pulled a fast one”.

Mr. Wrathell stated that no one “pulled a fast one”.

Mr. Gordon indicated this is what was stated to him in conversation.

Mr. Wrathell apologized for the information being incorrectly stated.

In response to a question from Mr. Ravagnani, Mr. Feather explained that the developer wants to continue to control the property until it is completely turned over to the final entities.

Mr. Pawelczyk explained that there will be a time when the conveyances are completed and the developer has no interest in the property. Once that happens, the developer’s Board Members will resign and appoint individuals to the Board.

Mr. Wrathell advised that, until this morning, he did not know that the developer intended to cast votes in the election. Mr. Feather previously indicated that the developer had no interest in repopulating the Board, which is why Staff was coordinating with landowners. Once a District with less than 1,000 acres reaches 250 qualified electors and is six years old, the Supervisor of Elections will take over. In November, 2017, another landowners’ election will take place.

Mr. Ravagnani stressed that those in attendance were not prepared; they were thinking something else. He felt that the election should be held again, perhaps in two weeks, when residents are more prepared.

Ms. Castrone remarked that it was not a matter of preparation; residents were misinformed, which prevented them from being properly prepared. She stated that “most of the residents that live there are homeowners in our community and most of us would have issues with the current Board being there, like the ones that were elected today. As a homeowner, having complete developer control of the Board of our community, is a little bit frightening and I’m sure there are plenty of homeowners that would agree with that”.

Mr. Ravagnani asked if the election could be repeated in two weeks.

Mr. Wrathell replied no.

Mr. Ravagnani asked if another election could be requested or if residents had any legal recourse to ask for a new vote. He stated that, had he known, he would have been able to obtain many proxies and it would be much different.

Mr. Furmanski asked if Staff was basing the fact that the meeting was properly announced on landowners being present. He pointed out that the landowners knew about the election because of Mr. Gordon.

Mr. Wrathell advised that the legal requirement was public notice in the newspaper. When Staff understood that there was interest in serving on the Board, ballots and proxies were circulated.

Mr. Ravagnani asked if Staff was indicating that there was nothing else the landowners could do, that they have no legal recourse, such as speaking to an attorney.

Mr. Pawelczyk felt that there was no recourse because the District complied with Chapter 190's requirements, which were to advertise and hold the landowners' meeting, and everything was done, pursuant to the statute. The only requirement was to advertise the landowners' meeting and a copy of the advertisement was provided.

Ms. Castrone asked how the builder's 91 votes were determined. Mr. Pawelczyk explained that votes were based on the acreage owned by Williams Island Ventures, LLC.

Ms. Castrone asked how the acreage was verified.

Mr. Pawelczyk stated that Chapter 190.006, Florida Statutes, sets forth the voting rights. Mr. Wrathell noted that the Property Appraiser's roll was obtained from Miami-Dade County.

Mr. Rapaport asked if the developer still owns land in Aventura Isles. Mr. Wrathell replied affirmatively. Mr. Rapaport asked if houses were built there or if it was land. Mr. Wrathell replied it is land. Mr. Rapaport pointed out that the developer does not pay the \$1,100 annual assessment. Mr. Wrathell indicated that the parcels will ultimately be common areas. Mr. Rapaport stressed that he paid the CDD \$1,100, as did every person who lives there; however, the developer has 91 votes and doesn't pay anything.

In response to a question, Mr. Pawelczyk explained that the election was held and, just because not many people showed up, another election cannot be held unless a Judge says another election must be held. District Counsel and the District Manager "complied with all statutory requirements, even though, in this case, it may not seem fair to you."

Mr. Rapaport responded “it’s not a matter of fair; I just don’t understand how somebody that doesn’t pay for the CDD can...”

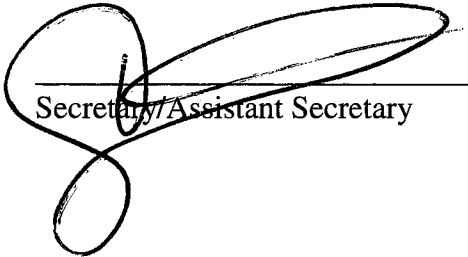
*****DUE TO TECHNICAL DIFFICULTIES, THE AUDIO ENDED at
Approximately 1:30 P.M.*****

SIXTH ORDER OF BUSINESS

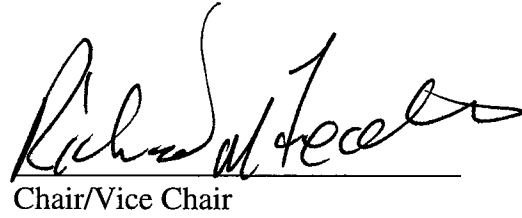
Adjournment

There being nothing further to discuss, the meeting adjourned at 1:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair