

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

A Rescheduled Public Hearing and Special Meeting of the Aventura Isles Community Development District's Board of Supervisors were held on **Monday, September 25, 2017 at 1:00 p.m.**, at the **Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.**

**Present at the meeting were:**

Richard Feather  
Jerome Edwards  
Lauren Arcaro  
Derek Gordon  
Kent Naragon

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Landowner Representative

**Also present were:**

Cindy Cerbone  
Gerry Knight

District Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:01 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2016, prepared by Grau & Associates.**

Ms. Cerbone presented the Audited Financial Report. The "Independent Auditor's Report" on Pages 1 and 2, was a clean opinion. The assets of the District exceeded its liabilities at the close of Fiscal Year 2016, resulting in a net position balance of \$2,305,146. As of

September 30, 2016, the District had \$8,040,000 in Bonds outstanding for its governmental activities.

A Board Member asked what the \$2,500 “Due to Developer” line item, on Page 9, represented. Ms. Cerbone replied that there is typically some back and forth with what is billed to the Developer. If the District overbilled, it would owe funds back to the Developer. On Page 1 of the Unaudited Financial Statements as of July 2017, the \$2,500 was shown as a “Developer advance”. Ms. Cerbone would find out if this would be refunded in Fiscal Year 2017 and provide an update, via email, and at the next meeting.

Regarding the “Notes to the Financial Statements”, on Pages 15 through 20, Ms. Cerbone stated that there was not a significant amount of activity to comment on; maintenance was contracted out to the HOA. The “Governmental activities capital assets, net”, on Page 18, reflected \$9,750,878.

Mr. Feather asked where it would be reflected if a homeowner paid off their bond debt early. Ms. Cerbone stated that, if it was paid off during Fiscal Year 2016, it should show up in the value of the bonds outstanding, based on the time of the prepayment; however, this would be seen on the monthly Unaudited Financial Statements for the Debt Service Fund.

Ms. Cerbone stated that no findings or instances of noncompliance were identified in the “Independent Auditor’s Report On Internal Control Over Financial Reporting and on Compliance and Other Matters”, on Pages 23 and 24, the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes”, on Page 25, the “Management Letter”, on Page 26 or the “Report to Management”, on Page 27. It was the Auditor’s opinion that the District complied, in all material aspects, with the requirements for the Fiscal Year ended September 30, 2016.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016**

Ms. Cerbone presented Resolution 2017-6.

**On MOTION by Mr. Feather and seconded by Mr. Gordon, with all in favor, Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was adopted.**

In response to a question, Ms. Cerbone confirmed that the Oath of Office was administered to Mr. Gordon and he provided Management with the executed Oath of Office.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-7, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, Dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September 4, 2017**

Ms. Cerbone presented Resolution 2017-7. The Resolution enabled the District to reschedule the Public Hearing originally set for September 11, 2017, which was cancelled due to Hurricane Irma and the declared State of Emergency in Florida. The rescheduled Public Hearing and Special Meeting were properly advertised and posted.

**On MOTION by Mr. Feather and seconded by Ms. Arcaro, with all in favor, Resolution 2017-7, Resetting Public Haring Pursuant to the Department of Revenue's Amended Emergency Order Dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September 4, 2017, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget**

**A. Rescheduled Notice(s)**

The Rescheduled Notices were provided for informational purposes.

**B. Consideration of Resolution 2017-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018**

Ms. Cerbone presented Resolution 2017-8. Fiscal Year 2017 budgeted for four meetings but seven meetings were budgeted for Fiscal Year 2018, which increased the “Supervisors” fee line item from \$4,000 to \$7,000. Discussion ensued as to whether seven meetings were necessary. Ms. Cerbone stated that only two meetings were mandatory; one to approve the proposed Fiscal Year 2019 budget and another for the Public Hearing to adopt the Fiscal Year 2019 budget. Supervisors Feather, Arcaro and Edwards elected not to accept the \$200 per meeting Supervisor compensation. Supervisors Gordon and Naragon elected to receive the \$200 per meeting compensation. Ms. Cerbone suggested not amending the budget and letting unused funds go to build fund balance. As of today, the parks and the equipment in the parks have not been conveyed to the CDD; however, insurance was budgeted, in the event that the parks and equipment are conveyed during Fiscal Year 2018. A Board Member stated that the CDD does not own the land but has a public park easement over the property, which gives the CDD the right to have the public park. It was suggested that, since some signage states it is a CDD park, acquiring insurance for the easement over the park would be in the CDD’s best interest. Ms. Cerbone would contact the insurance company to determine if insurance for an easement could be purchased and report her findings. For Fiscal Year 2018, assessments would increase approximately \$10 per property, due to the increase for insurance coverage and the proposed additional meetings.

**\*\*\*Ms. Cerbone opened the Public Hearing.\*\*\***

No one from the Public spoke.

**\*\*\*Ms. Cerbone closed the Public Hearing.\*\*\***

Ms. Cerbone stated that the third “Whereas” clause would be amended to read: “WHEREAS, the Board, pursuant to Resolution 2017-7”

**On MOTION by Mr. Feather and seconded by Mr. Gordon, with all in favor, Resolution 2017-8, as amended, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-9, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll**

Ms. Cerbone presented Resolution 2017-9.

**On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, Resolution 2017-9, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

Ms. Cerbone presented Resolution 2017-10. Mr. Feather inquired about the November 13, 2017 Landowners' Meeting and asked if it was a required meeting. Ms. Cerbone replied that the Landowners' Meeting would be held on November 13, 2017, followed by a Regular Meeting; however, if the Regular Meeting was not needed, the Landowners' Meeting could be held, as long as voters and proxyholders were present. Three Seats would be up for election; Seats 1, 2 and 5, currently held by Supervisors Feather, Gordon and Naragon, respectively. Mr. Knight would determine which Seats would transition to the General Election in 2018 or 2020. Discussion ensued regarding the Landowners' Meeting, Landowner voting, proxyholders, etc. In response to a question, Mr. Knight stated that, for a Board Meeting, at least three Board Members must attend, in person, and, Board Members were not required to attend the Landowners' Meeting. The following changes were made:

Monday October 2, 2017 Meeting: Delete from Meeting Schedule

Wednesday September 12, 2018 Meeting: Change to "Friday, September 14, 2018"

Ms. Cerbone stated that the November 2018 Regular Meeting would be scheduled but, if there was no reason to hold it, it may be cancelled, while still holding the Landowners' Meeting.

**On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, as amended, was adopted.**

**NINTH ORDER OF BUSINESS****Update/Discussion: Park Fencing, Equipment, Playground Structures and Signage**

Mr. Gordon advised that the County turned down the land and the Developer was able to install the fence quickly. The County required certain amenities, Park Rules and signage. Mr. Gordon worked with the Parks and Zoning Departments, which provided recommendations. Homeowners submitted names for the Park and Gordon Park was chosen. There could be concern on the "Owned and Maintained by Aventura Isles Community Development District" language on one of the signs but the signs were installed because the fence permit was contingent upon signage being installed; the language could be changed if necessary. Mr. Knight stated that the Developer owns the Park and the CDD has an easement over the property for park purposes. Mr. Gordon stated that the HOA wanted the CDD to approve Rules and Regulations. Mr. Knight stated that, if the CDD adopted Rules for the Park, it would require an advertised Public Hearing regarding the Gordon Park sign, Mr. Knight stated that it was not exactly accurate, as it stands, because the Park is not owned or currently maintained by the CDD. Mr. Gordon stated that the County wanted the signage to clearly inform the public that it was a public park being operated under a CDD; the current language was recommended by the County. Mr. Knight would review the wording of the Gordon Park signage and confer with the Developer. Recommendation for the Gordon Park sign would be made at the next meeting. Mr. Knight confirmed that, until new language is approved, there would be no issue with leaving the current sign. Discussion ensued regarding whether a fence should be installed around the solar panels, for safety purposes. The solar panel height was approximately 5½' to 6' tall and it was suggested that a hedge or fence be placed around the solar panels. The proposed Park and Dog Park Rules would be refined and the Public Hearing would be scheduled for a future meeting. The proposed Rules handout was reviewed. With regard to the proposed Rule #16, "Protesting is prohibited", it was unsure if protesting could be prohibited; District Counsel would research this further. Rule #22 would be updated to change "Call 9-4-4" to "Call 9-1-1".

**On MOTION by Mr. Feather and seconded by Mr. Gordon, with all in favor, authorizing the District Manager and District Counsel to initiate the Rulemaking process to adopt the Rules for Parks, was approved.**

**TENTH ORDER OF BUSINESS**

**Update/Discussion: Insurance for Park**

This item was discussed during Item 6B..

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Rule Establishment for Parks**

This item was discussed during the Ninth Order of Business .

**TWELFTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of July 31, 2017**

Ms. Cerbone presented the Unaudited Financial Statements of March 31, 2017. Assessment revenue collections were at 100% and expenditures were at 72%.

**On MOTION by Mr. Feather and seconded by Mr. Naragon, with all in favor, the Unaudited Financial Statements as of July 31, 2017, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of May 8, 2017 Regular Meeting Minutes**

Ms. Cerbone presented the May 8, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, the May 8, 2017 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**FIFTEENTH 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. 525 Registered Voters in District as of April 15, 2017**

Ms. Cerbone reported that there were 525 registered voters residing within the boundaries of the District as of April 15, 2017.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Public Comments**

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

**SEVENTEENTH ORDER OF BUSINESS**


**Adjournment**


There being no further business to discuss, the meeting adjourned at 1:51 p.m.

**On MOTION by Mr. Feather and seconded by Mr. Edwards,  
with all in favor, the meeting adjourned at 1:51 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



  
Secretary/Assistant Secretary

  
Chair/Vice Chair