

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

A Regular Meeting of the Aventura Isles Community Development District's Board of Supervisors was held on May 6, 2019, 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:**

Derek Gordon	Chair
Richard Feather	Vice Chair
Jerome Edwards	Assistant Secretary
Kent Naragon	Assistant Secretary
Lauren Arcaro	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Lisa Dao	Wrathell, Hunt and Associates, LLC
Vanessa Steinerts	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:20 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 Fiscal Year Ended September 30, 2018,  
Prepared by Grau & Associates**

Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30, 2018, noting that there were no findings, irregularities or instances of noncompliance; it was a clean audit. She referred to Note 8, on Page 20, and noted that, while at the writing of this Report the Developer still owned a portion of land within the District, those lands were not assessable.

**AVENTURA ISLES CDD  
FOURTH ORDER OF BUSINESS**

**May 6, 2019**

**Consideration of Resolution 2019-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018**

**On MOTION by Mr. Feather and seconded by Mr. Naragon, with all in favor, Resolution 2019-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02, Approving Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2019-02. She reviewed the proposed Fiscal Year 2020 budget, including line item increases, decreases, adjustments and additions and/or deletions compared to Fiscal Year 2019 and explained the reasons for any changes. A reduction in the contingency line item allowed the proposed Fiscal Year 2020 budget to be the same as the Fiscal Year 2019 budget. The proposed Fiscal Year 2020 assessments would remain the same as the Fiscal Year 2019 assessments.

**On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, Resolution 2019-02, Approving Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2019 at 1:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2019.

On MOTION by Mr. Gordon and seconded by Mr. Edwards, with all in favor, the Unaudited Financial Statements as of March 31, 2019, were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. **August 6, 2018 Public Hearing and Regular Meeting**
- B. **August 27, 2018 Special Meeting**

Ms. Cerbone presented the August 6, 2018 Public Hearing and Regular Meeting and the August 27, 2018 Special Meeting Minutes.

On MOTION by Mr. Gordon and seconded by Mr. Naragon, with all in favor, the August 6, 2018 Public Hearing and Regular Meeting and the August 27, 2018 Special Meeting Minutes, as presented, were approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Gordon stated that the HOA should be receiving the park land transfer. The HOA Board has approved acceptance of the land from the Developer pending a final transition meeting with the Department of Environmental Resource Management (DERM), the Developer and the HOA; it should close in May or early part of June.

Ms. Cerbone questioned if, in the event that the transfer is conveyed and recorded prior to the next meeting, there would be any interest in Board Members resigning. A Board Member anticipated that Board Members not residing within the District would resign.

Ms. Cerbone asked Mr. Gordon, since he is a resident and property owner, to advise the HOA that Board seats may be open soon so that interested individuals may attend the meeting or contact the District Manager with any questions. She explained the procedures for mid-term resignations; whereby a quorum must be maintained so resignations, nominations and appointments would proceed for each individual seat.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***  
There being nothing to report, the next item followed.
- B. **District Engineer: *Schwebke-Shiskin & Associates, Inc.***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: June 3, 2019 at 1:00 p.m.**

The next meeting will be held on June 3, 2019 at 1:00 p.m. The June and July meetings would be canceled if not necessary.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Public  
Comments**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Gordon and seconded by Mr. Edwards, with all in favor, the meeting adjourned at 1:35 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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~~Secretary/Assistant Secretary~~  
Chair

Cindy Cebone

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Chair/Vice Chair  
Asst. Secretary