

AVENTURA ISLES

**COMMUNITY DEVELOPMENT
DISTRICT**

**PUBLIC HEARING AND
REGULAR MEETING AGENDA**

August 5, 2019

Aventura Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 29, 2019

Board of Supervisors
Aventura Isles Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

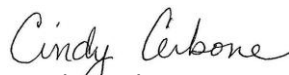
A Public Hearing and Regular Meeting of the Board of Supervisors of the Aventura Isles Community Development District will be held on August 5, 2019, at 1:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Board Member Resignations and Appointment of Replacements
 - Administration of Oath of Office to Newly Appointed Supervisors (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2019-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2019-04, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Consideration of Resolution 2019-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 7. Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of June 30, 2019
- 9. Approval of May 6, 2019 Regular Meeting Minutes
- 10. Other Business
- 11. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Schwebke-Shiskin & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. 622 Registered Voters in District as of April 15, 2019
 - ii. NEXT MEETING DATE: September 9, 2019 at 1:00 p.m.
- 12. Supervisors' Requests and Public Comments
- 13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,


Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2019-03

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Aventura Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ Craig Wrathell _____ is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ Cindy Cerbone _____ is appointed Assistant Secretary

_____ Craig Wrathell _____ is appointed Treasurer

_____ Jeff Pinder _____ is appointed Assistant Treasurer

2. **EFFECTIVE DATE:** This Resolution shall become effective immediately upon its adoption.

Adopted this 5th day of August, 2019.

ATTEST:

**AVENTURA ISLES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

5A

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT -
PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF
REGULAR BOARD OF SUPERVISORS MEETING - AUG. 5,
2019

in the XXXX Court,
was published in said newspaper in the issues of

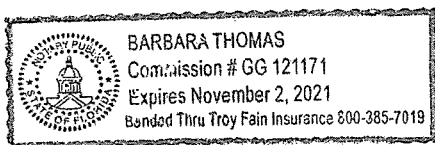
07/18/2019 07/25/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
25 day of JULY, A.D. 2019

(SEAL)

GUILLERMO GARCIA personally known to me



AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") of the Aventura Isles Community Development District ("District") will hold a Public Hearing on Monday, August 5, 2019 at 1:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Aventura Isles Community Development District
7/18-25

19-52/0000413544M

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Aventura Isles Community Development District a proposed budget for the for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (**Fiscal Year 2019/2020**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (**“Adopted Budget”**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Aventura Isles Community Development District for the Fiscal Year Ending September 30, 2020”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$728,419 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 98,210
TOTAL DEBT SERVICES FUND – SERIES 2013	<u>\$ 630,209</u>
TOTAL ALL FUNDS	\$ 728,419

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2019/2020 Budget

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED APRIL 23, 2019**

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Proposed Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	\$ 98,210				\$ 98,210
Allowable discounts (4%)	(3,928)				(3,928)
Assessment levy: on-roll - net	94,282	\$ 86,685	\$ 7,597	\$ 94,282	94,282
Interest	-	25	25	50	-
Total revenues	94,282	86,710	7,622	94,332	94,282
EXPENDITURES					
Professional & administrative					
Supervisors	7,000	-	7,000	7,000	7,000
Management/accounting/recording	48,960	24,480	24,480	48,960	48,960
Legal	10,000	2,000	8,000	10,000	10,000
Engineering	1,500	-	1,500	1,500	1,500
Audit	5,500	2,000	3,500	5,500	5,500
Arbitrage rebate calculation	750	750	-	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,750	3,500	-	3,500	3,750
Telephone	200	100	100	200	200
Postage	500	25	475	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,000	-	1,000	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance: GL and D&O	7,095	6,450	-	6,450	7,095
Insurance: property	2,500	-	2,500	2,500	2,500
Contingencies/bank charges	1,420	208	1,212	1,420	1,165
Website maintenance	650	635	-	635	705
Website ADA compliance	-	139	-	139	200
Annual operating permit	800	-	-	-	800
Property appraiser & tax collector	982	866	116	982	982
Total expenditures	94,282	42,078	50,633	92,711	94,282
Net increase/(decrease) of fund balance	-	44,632	(43,011)	1,621	-
Fund balance - beginning (unaudited)	34,143	36,003	80,635	36,003	37,624
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	32,182
Unassigned	34,143	80,635	37,624	37,624	5,442
Fund balance - ending (projected)	\$ 34,143	\$ 80,635	\$ 37,624	\$ 37,624	\$ 37,624

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 7,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,960
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	1,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	3,750
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance: GL and D&O	7,095
The District will obtain public officials and general liability insurance.	
Insurance: property	2,500
Contingencies/bank charges	1,165
Bank charges and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	200
Annual operating permit	800
Miami Dade County operating permit for District sanitary sewers.	
Property appraiser & tax collector	982
Total expenditures	<u><u>\$ 94,282</u></u>

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUES					
Assessment levy: on-roll - gross	\$ 630,209				\$ 630,209
Allowable discounts (4%)	(25,208)				(25,208)
Assessment levy: on-roll - net	605,001	\$ 556,376	\$ 48,625	\$ 605,001	605,001
Interest	-	5,082	-	5,082	-
Total revenues	605,001	561,458	48,625	610,083	605,001
EXPENDITURES					
Debt service					
Principal	140,000	140,000	-	140,000	145,000
Interest	454,950	229,313	229,313	458,626	447,469
Total expenditures	594,950	369,313	229,313	598,626	592,469
Other fees & charges					
Property appraiser	6,302	5,560	742	6,302	6,302
Total other fees & charges	6,302	5,560	742	6,302	6,302
Total expenditures	601,252	374,873	230,055	604,928	598,771
Excess/(deficiency) of revenues over/(under) expenditures	3,749	186,585	(181,430)	5,155	6,230
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	5,344	-	5,344	-
Transfer out	-	(1,721)	-	(1,721)	-
Total other financing sources/(uses)	-	3,623	-	3,623	-
Fund balance:					
Net increase/(decrease) in fund balance	3,749	190,208	(181,430)	8,778	6,230
Beginning fund balance (unaudited)	692,667	701,012	891,220	701,012	709,790
Ending fund balance (projected)	\$ 696,416	\$ 891,220	\$ 709,790	\$ 709,790	716,020
Use of fund balance					
Debt service reserve account balance (required)					(300,650)
Principal & Interest expense - November 1, 2020					(371,831)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 43,539</u>

AVENTURA ISLES

Community Development District

Series 2013

\$8,305,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2019	145,000.00	5.250%	225,637.50	370,637.50
05/01/2020	-		221,831.25	221,831.25
11/01/2020	150,000.00	5.250%	221,831.25	371,831.25
05/01/2021	-		217,893.75	217,893.75
11/01/2021	160,000.00	5.250%	217,893.75	377,893.75
05/01/2022	-		213,693.75	213,693.75
11/01/2022	170,000.00	5.250%	213,693.75	383,693.75
05/01/2023	-		209,231.25	209,231.25
11/01/2023	180,000.00	5.250%	209,231.25	389,231.25
05/01/2024	-		204,506.25	204,506.25
11/01/2024	185,000.00	5.250%	204,506.25	389,506.25
05/01/2025	-		199,650.00	199,650.00
11/01/2025	200,000.00	6.000%	199,650.00	399,650.00
05/01/2026	-		193,650.00	193,650.00
11/01/2026	210,000.00	6.000%	193,650.00	403,650.00
05/01/2027	-		187,350.00	187,350.00
11/01/2027	220,000.00	6.000%	187,350.00	407,350.00
05/01/2028	-		180,750.00	180,750.00
11/01/2028	235,000.00	6.000%	180,750.00	415,750.00
05/01/2029	-		173,700.00	173,700.00
11/01/2029	250,000.00	6.000%	173,700.00	423,700.00
05/01/2030	-		166,200.00	166,200.00
11/01/2030	265,000.00	6.000%	166,200.00	431,200.00
05/01/2031	-		158,250.00	158,250.00
11/01/2031	280,000.00	6.000%	158,250.00	438,250.00
05/01/2032	-		149,850.00	149,850.00
11/01/2032	295,000.00	6.000%	149,850.00	444,850.00
05/01/2033	-		141,000.00	141,000.00
11/01/2033	315,000.00	6.000%	141,000.00	456,000.00
05/01/2034	-		131,550.00	131,550.00
11/01/2034	335,000.00	6.000%	131,550.00	466,550.00
05/01/2035	-		121,500.00	121,500.00
11/01/2035	355,000.00	6.000%	121,500.00	476,500.00
05/01/2036	-		110,850.00	110,850.00
11/01/2036	375,000.00	6.000%	110,850.00	485,850.00
05/01/2037	-		99,600.00	99,600.00
11/01/2037	395,000.00	6.000%	99,600.00	494,600.00
05/01/2038	-		87,750.00	87,750.00
11/01/2038	420,000.00	6.000%	87,750.00	507,750.00
05/01/2039	-		75,150.00	75,150.00
11/01/2039	445,000.00	6.000%	75,150.00	520,150.00
05/01/2040	-		61,800.00	61,800.00
11/01/2040	470,000.00	6.000%	61,800.00	531,800.00
05/01/2041	-		47,700.00	47,700.00
11/01/2041	500,000.00	6.000%	47,700.00	547,700.00
05/01/2042	-		32,700.00	32,700.00
11/01/2042	530,000.00	6.000%	32,700.00	562,700.00
05/01/2043	-		16,800.00	16,800.00
11/01/2043	560,000.00	6.000%	16,800.00	576,800.00
Total	7,645,000.00		7,031,550.00	14,676,550.00

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2020**

Number of Units	Unit Type	Projected Fiscal Year 2020			FY 19
		GF	DSF	GF & DSF	Assessment
138	SF Large (40') - Increment 1	\$ 150.40	\$ 1,041.67	\$ 1,192.07	\$ 1,192.07
43	SF Large (40') - Increment 2	150.40	1,250.00	1,400.40	1,400.40
162	SF Medium (35') - Increment 1	150.40	937.50	1,087.90	1,087.90
29	SF Medium (35') - Increment 2	150.40	1,145.83	1,296.23	1,296.23
93	SF Small (30') - Increment 1	150.40	833.33	983.73	983.73
22	SF Small (30') - Increment 2	150.40	1,041.67	1,192.07	1,192.07
28	TH (22'x40') - Increment 1	150.40	729.17	879.57	879.57
138	TH (22'x40') - Increment 2	150.40	937.50	1,087.90	1,087.90
653					

Notes:

1. FY 2019 Assessments assume payment of assessment on the real estate tax bill in March of 2019; payment made in November of 2018 will amount to 96% of the amounts listed above and correspond to the amounts disclosed in the Declaration of Restrictive Covenants for the Aventura Isles CDD.

2. Increment 1 units are those which were sold or were under contract before 09/11/2013, while Increment 2 units are those which were sold or were under contract after 09/11/2013.

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Aventura Isles Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to

which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**". The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2019-06

**A RESOLUTION OF THE AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2019/2020
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Aventura Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2019/2020 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2019.

Attest:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2019	Regular Meeting	1:00 PM
November 4, 2019	Regular Meeting	1:00 PM
December 2, 2019	Regular Meeting	1:00 PM
January 6, 2020	Regular Meeting	1:00 PM
February 3, 2020	Regular Meeting	1:00 PM
March 2, 2020	Regular Meeting	1:00 PM
April 6, 2020	Regular Meeting	1:00 PM
May 4, 2020	Regular Meeting	1:00 PM
June 1, 2020	Regular Meeting	1:00 PM
July 6, 2020	Regular Meeting	1:00 PM
August 3, 2020	Regular Meeting	1:00 PM
September 14, 2020*	Public Hearing & Regular Meeting	1:00 PM

Exception

* September meeting date is one week later to accommodate Labor Day Holiday

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

8

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2019**

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2019**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 72,317	\$ -	\$ -	\$ 72,317
Investments				
Revenue	-	403,884	-	403,884
Reserve	-	302,168	-	302,168
Interest	-	24	-	24
Prepayment	-	86	-	86
Sinking	-	7	-	7
Due from general fund	-	2,971	-	2,971
Total assets	<u>\$ 72,317</u>	<u>\$ 709,140</u>	<u>\$ -</u>	<u>\$ 781,457</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Due to debt service fund	2,971	-	-	2,971
Total liabilities	<u>3,971</u>	<u>-</u>	<u>-</u>	<u>3,971</u>
Fund balances:				
Committed				
Unassigned	68,346	709,140	-	777,486
Total fund balances	<u>68,346</u>	<u>709,140</u>	<u>-</u>	<u>777,486</u>
Total liabilities and fund balances	<u>\$ 72,317</u>	<u>\$ 709,140</u>	<u>\$ -</u>	<u>\$ 781,457</u>

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 468	\$ 92,908	\$ 94,282	99%
Interest and miscellaneous	3	33	-	N/A
Total revenues	<u>471</u>	<u>92,941</u>	<u>94,282</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	-	600	7,000	9%
Management/accounting/recording	4,080	36,720	48,960	75%
Legal	500	3,500	10,000	35%
Engineering	-	-	1,500	0%
Audit	-	5,500	5,500	100%
Arbitrage rebate calculation	-	750	750	100%
Dissemination agent	83	750	1,000	75%
Trustee	-	3,500	3,750	93%
Telephone	17	150	200	75%
Postage	9	48	500	10%
Printing & binding	42	375	500	75%
Legal advertising	-	-	1,000	0%
Annual special district fee	-	175	175	100%
Insurance: GL and D&O	-	6,450	7,095	91%
Insurance: property	-	-	2,500	0%
Contingencies/bank charges	119	377	1,420	27%
ADA website maintenance	-	139	-	N/A
Website	-	635	650	98%
Annual operating permit	-	-	800	0%
Total professional & administrative	<u>4,850</u>	<u>59,669</u>	<u>93,300</u>	64%
Other fees & charges				
Property appraiser	-	-	491	0%
Tax collector	5	929	491	189%
Total other fees & charges	<u>5</u>	<u>929</u>	<u>982</u>	95%
Total expenditures	<u>4,855</u>	<u>60,598</u>	<u>94,282</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(4,384)	32,343	-	
Fund balances - beginning	<u>72,730</u>	<u>36,003</u>	<u>34,143</u>	
Fund balances - ending	<u>\$ 68,346</u>	<u>\$ 68,346</u>	<u>\$ 34,143</u>	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,001	\$ 596,318	\$ 605,001	99%
Interest	1,136	9,096	-	N/A
Total revenues	<u>4,137</u>	<u>605,414</u>	<u>605,001</u>	100%
EXPENDITURES				
Principal	-	140,000	140,000	100%
Interest	-	454,950	454,950	100%
Total expenditures	<u>-</u>	<u>594,950</u>	<u>594,950</u>	100%
Other fees and charges				
Tax collector	30	5,959	3,151	189%
Total other fees and charges	<u>30</u>	<u>5,959</u>	<u>6,302</u>	95%
Total expenditures	<u>30</u>	<u>600,909</u>	<u>601,252</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,107	4,505	3,749	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	5,344	-	N/A
Transfers out	-	(1,721)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>3,623</u>	<u>-</u>	N/A
Net change in fund balances	4,107	8,128	3,749	
Fund balance - beginning	705,033	701,012	692,667	
Fund balance - ending	<u>\$ 709,140</u>	<u>\$ 709,140</u>	<u>\$ 696,416</u>	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED JUNE 30, 2019**

	Current Month	Year to Date
REVENUES		
Interest	\$ -	\$ 33
Total revenues	<u>-</u>	<u>33</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	1,721
Transfers out	-	(5,344)
Total other financing sources/(uses)	<u>-</u>	<u>(3,623)</u>
Net increase/(decrease), fund balance	-	(3,590)
Beginning fund balance	-	3,590
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT
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.

FOURTH ORDER OF BUSINESS

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 CDD 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.*

119 There being no report, the next item followed.

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

121 • NEXT MEETING DATE: June 3, 2019 at 1:00 p.m.

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

124

125 TENTH ORDER OF BUSINESS

Supervisors' Requests and Public
Comments

126

127

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

129

130 ELEVENTH ORDER OF BUSINESS

Adjournment

131

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

133

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

136

137

138 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

139

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147

Secretary/Assistant Secretary

Chair/Vice Chair

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

11Ci



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Aventura Isles**, as described in the attached **Exhibit "A"**, has **622** voters.

A handwritten signature in blue ink, appearing to be "Christina White", written over a horizontal line.

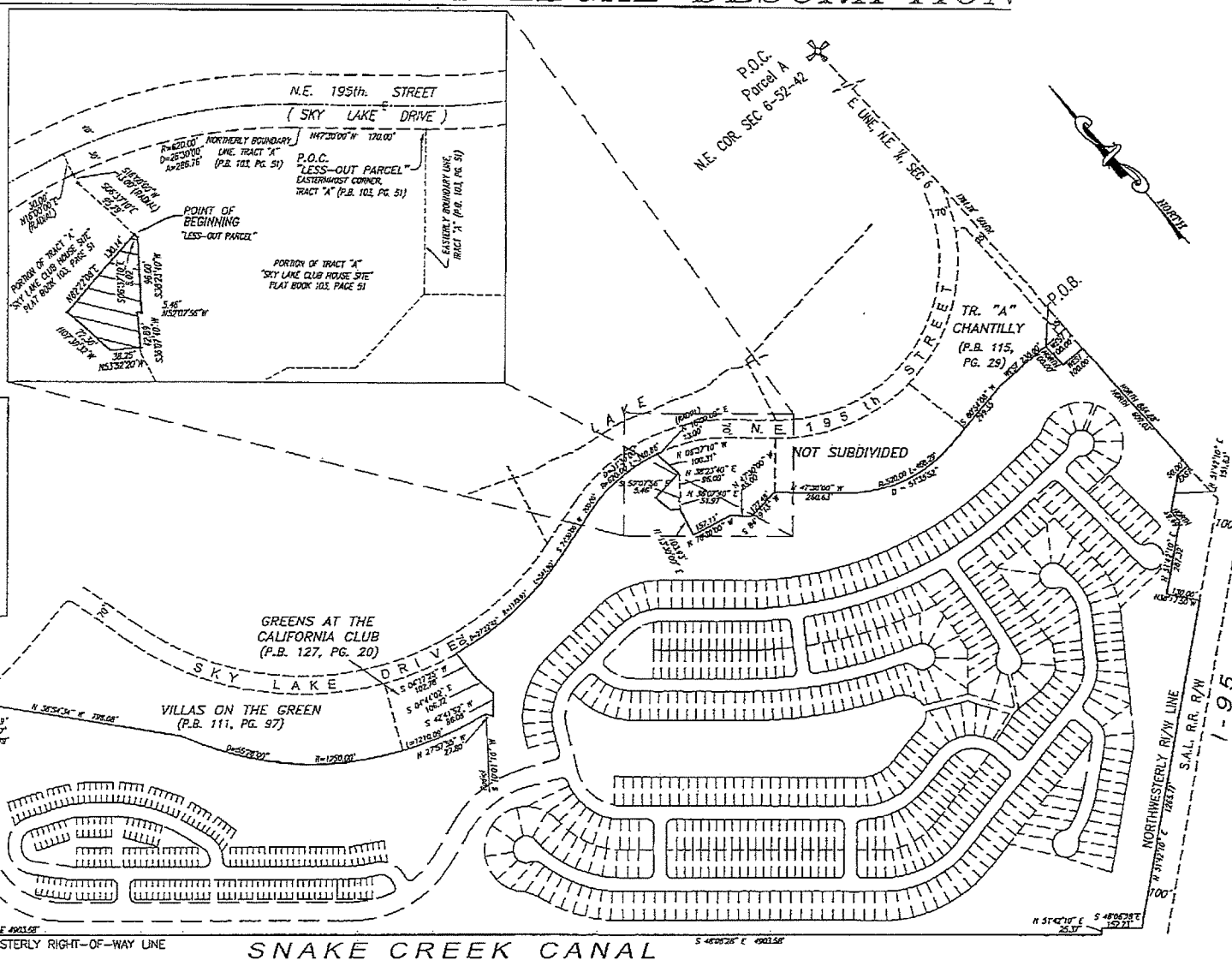
Christina White
Supervisor of Elections



WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2019

Please submit a check for \$70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

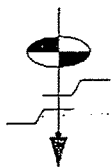
Exhibit “A”

"Less-Out Parcel
Scale: 1"=200'



	DENOTES CENTER LINE
	DENOTES MONUMENT LINE
P.B.	DENOTES PLAT BOOK
P.G.	DENOTES PAGE
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
D.C.R.	DENOTES DADE COUNTY RECORDS
R	DENOTES RADIUS
D	DENOTES CENTRAL ANGLE OR DELTA
L	DENOTES ARC DISTANCE

SCALE 1"=600'



Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 194702 PREPARED UNDER MY SUPERVISION.
DATE: 03-03-2008
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87
ALFONSO C. TELLO, PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2978

REVISIONS
July 9, 2012

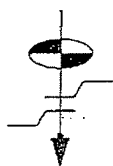
AVENTURA ISLES CDD

SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE RUN DUE "SOUTH", ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, FOR 1784.78 FEET; THENCE DUE "WEST" FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE DUE "WEST", FOR 230.00 FEET; THENCE RUN SOUTH 80 DEGREES 54 MINUTES 08 SECONDS WEST, FOR 299.35 FEET, TO A POINT OF CURVATURE (SAID LAST THREE COURSES BEING COINCIDENT IN PART TO THE SOUTH LINE OF TRACT "A", "CHANTILLY", AS RECORDED IN PLAT BOOK 115 AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 35 MINUTES 52 SECONDS, FOR AN ARC DISTANCE OF 468.29 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 260.63 FEET; THENCE RUN SOUTH 84 DEGREES 19 MINUTES 13 SECONDS WEST, FOR 127.48 FEET; THENCE RUN NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST FOR 85.00 FEET; THENCE RUN NORTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 157.11 FEET; THENCE RUN NORTH 13 DEGREES 30 MINUTES 00 SECONDS EAST, FOR 103.93 FEET; THENCE RUN NORTH 36 DEGREES 07 MINUTES 40 SECONDS EAST, FOR 51.97 FEET; THENCE RUN SOUTH 52 DEGREES 07 MINUTES 56 SECONDS EAST, FOR 5.46 FEET; THENCE RUN NORTH 38 DEGREES 23 MINUTES 40 SECONDS EAST, FOR 96.00 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 10 SECONDS WEST, FOR 100.31 FEET; THENCE RUN NORTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, RADIAL TO THE NEXT DESCRIBED CURVE, FOR 13.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 30 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 340.86 FEET, TO A POINT OF TANGENCY; THENCE RUN SOUTH 74 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 200.00 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.92 FEET AND A CENTRAL ANGLE OF 27 DEGREES 22 MINUTES 42 SECONDS, FOR AN ARC DISTANCE OF 561.90 FEET, TO A POINT ON SAID CURVE (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH PORTIONS OF THE NORTHERLY BOUNDARY LINES OF SAID TRACT "A", "SKY LAKE CLUB HOUSE SITE"); THENCE RUN SOUTH 04 DEGREES 17 MINUTES 25 SECONDS WEST, FOR 102.78 FEET; THENCE RUN SOUTH 04 DEGREES 44 MINUTES 02 SECONDS EAST, FOR 106.72 FEET; THENCE RUN SOUTH 42 DEGREES 41 MINUTES 52 SECONDS WEST, FOR 86.08 FEET; THENCE RUN NORTH 27 DEGREES 57 MINUTES 55 SECONDS WEST, FOR 27.80 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 10 DEGREES 01 MINUTES 10 SECONDS WEST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 28 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 1210.09 FEET, TO A POINT ON SAID CURVE; THENCE RUN NORTH 38 DEGREES 54 MINUTES 34 SECONDS WEST, FOR 798.08 FEET, TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE (LAST MENTIONED SIX COURSES BEING COINCIDENT WITH THE BOUNDARIES OF "GREENS AT THE CALIFORNIA CLUB", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, AT PAGE 20 AND "VILLAS ON THE GREEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 03 DEGREES 08 MINUTES 19 SECONDS, FOR AN ARC DISTANCE OF 159.67 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, FOR 855.18 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 852, AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, AS RECORDED IN PLAT BOOK 88, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 45 SECONDS WEST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6, FOR 15.00 FEET, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST;



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 194702

PREPARED UNDER MY SUPERVISION:

DATE: 03-03-2008

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

ALFONSO C. TELLO, PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2978

REVISIONS

July 9, 2012

**AVENTURA
ISLES CDD**

SHEET 2 OF 3 SHEETS

LEGAL DESCRIPTIONS CONTINUED:

THENCE RUN SOUTH 03 DEGREES 34 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, FOR 256.26 FEET, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL, FOR 4903.58 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, FOR 25.37 FEET; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 28 SECONDS EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SNAKE CREEK CANAL, FOR 152.23 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, FOR 1265.77 FEET; THENCE RUN NORTH 38 DEGREES 17 MINUTES 50 SECONDS WEST FOR 130.00 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 287.32 FEET; THENCE "NORTH" FOR 49.69 FEET; THENCE NORTH 51 DEGREES 42 MINUTES 10 SECONDS EAST FOR 151.63 FEET; THENCE "EAST" FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE "NORTH" ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 FOR 609.03 FEET; THENCE "WEST" FOR 100.00 FEET; THENCE "NORTH" FOR 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT "A", "CHANTILLY", AND THE POINT OF BEGINNING.

LESS:

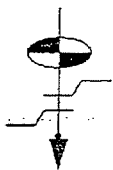
A PORTION OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF TRACT "A", "SKY LAKE CLUB HOUSE SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL OF THE ABOVE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERN MOST CORNER OF SAID TRACT "A"; THENCE NORTH 47 DEGREES 30 MINUTES 00 SECONDS WEST, FOR 170.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 30 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 286.76 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "A"); THENCE SOUTH 16 DEGREES 00 MINUTES 00 SECONDS WEST, RADIAL TO THE LAST DESCRIBED CIRCULAR CURVE, FOR 13.00 FEET; THENCE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 95.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 6 DEGREES 37 MINUTES 10 SECONDS EAST FOR 5.02 FEET; THENCE SOUTH 38 DEGREES 23 MINUTES 40 SECONDS WEST FOR 96.00 FEET; THENCE NORTH 52 DEGREES 07 MINUTES 56 SECONDS WEST FOR 5.46 FEET; THENCE SOUTH 36 DEGREES 07 MINUTES 40 SECONDS WEST FOR 42.89 FEET; THENCE NORTH 53 DEGREES 52 MINUTES 20 SECONDS WEST FOR 38.25 FEET; THENCE NORTH 7 DEGREES 30 MINUTES 32 SECONDS WEST FOR 72.30 FEET; THENCE NORTH 82 DEGREES 22 MINUTES 08 SECONDS EAST FOR 130.14 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE LYING AND BEING IN SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF DUE NORTH ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 6, TOWNSHIP 52 SOUTH, RANGE 42 EAST.
- 2) ORDERED BY: **WILLIAMS ISLAND VENTURES, LLC**
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 4) PROPERTY AS SHOWN HEREON CONTAINS 147.97 ACRES, MORE OR LESS



Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 194702
DATE: 03-03-2008
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

ALFONSO C. TELLO - PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2978

REVISIONS

July 9, 2012

**AVENTURA
ISLES CDD**

SHEET 3 OF 3 SHEETS

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

11Cii

**AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2018/2019 BOARD OF SUPERVISORS' MEETINGS**

Notice is hereby given that the Board of Supervisors ("Board") of the Aventura Isles Community Development District ("District") will hold Regular Meetings for Fiscal Year 2018/2019 at 1:00 p.m., at the **Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179** on the following dates:

December 3, 2018 *(canceled)*

February 4, 2019 *(canceled)*

March 4, 2019 *(canceled)*

April 1, 2019 *(canceled)*

May 6, 2019

June 3, 2019 *(canceled)*

July 1, 2019 *(canceled)*

August 5, 2019

September 9, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager
Aventura Isles CDD**