AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

May 9, 2023
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

May 2, 2023

ATTENDEES:

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

Board of Supervisors Aventura Isles Community Development District

Dear Board Members:

The Board of Supervisors of the Aventura Isles Community Development District will hold a Regular Meeting on May 9, 2023 at 5:00 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. Acceptance of Resignation of Leon Levy [SEAT 1]
- 4. Consideration of Resolution 2023-01, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
- 5. Consider Appointment of Qualified Electors to Seat 1 and Seat 2; *Terms Expire November 2026*
- 6. Administration of Oath of Office to Appointed Supervisors (the following to be provided in a 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

- 7. Consideration of Resolution 2023-02, Designating Certain Officers of the District; and Providing for an Effective Date
- 8. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
- 9. Consideration of Resolution 2023-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
- 10. Consideration of Aventura Isles Master Homeowners' Association, Inc., First Amendment to Maintenance Agreement
- 11. Approval of Supplemental Engineer's Report Pertaining to the State and Condition of the CDD Infrastructure
- 12. Acceptance of Unaudited Financial Statements as of March 31, 2023
- 13. Approval of August 9, 2022 Public Hearing and Regular Meeting Minutes
- 14. Staff Reports
 - A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Update: 2022 Legislative Memo

B. District Engineer: Alvarez Engineers, Inc.

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

Registered Voters in District as of April 15, 2023

NEXT MEETING DATE: June 13, 2023 at 5:00 PM

QUORUM CHECK

SEAT 1		IN PERSON	PHONE	No
SEAT 2		☐ In Person	PHONE	□No
SEAT 3	Marc Furmanski	In Person	PHONE	No
SEAT 4	JAVIER SUMBRE	☐ In Person	PHONE	□No
SEAT 5	Sadia Benamu	In Person	PHONE	□No

15. Supervisors' Requests

Board of Supervisors Aventura Isles Community Development District May 9, 2023, Regular Meeting Agenda Page 3

- 16. **Public Comments**
- 17. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930. FOR BOARD MEMBERS AND STAFF TO .

Sincerely,

District Manager

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To:

Board of Supervisors

Aventura Isles Community Development District

Attn: Daniel Rom, District Manager 2300 Glades Road, Suite 410W

Boca Raton, FL 33431

From:

LEON LEVY

Printed Name

Date:

8/31/2022

I hereby tender my resignation as a member of the Board of Supervisors of the Aventura Isles Community Development District. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [__] faxed to 561-571-0013 or [X] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

Signature

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 1 AND 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Aventura Isles Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seats 1 and 2 vacant, effective the second Tuesday following the general election; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statues*, two Qualified Electors shall be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are declared vacant effective as of November 22, 2022:

Seat #1 (currently vacant)

Seat #2 (currently held by Esteban Koffsmon)

SECTION 2. Until such time as the District Board appoints Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of May, 2023.

ATTEST:	AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT				
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors				

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1		is appointed Chair.
SECTION 2.		is appointed Vice Chair.
Section 3		is appointed Assistant Secretary.
_		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
	Daniel Rom	is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of May, 2023.

ATTEST:	AVENTURA ISLES COMMUNITY				
	DEVELOPMENT DISTRICT				
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors				

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Aventura Isles Community Development District ("District") prior to June 15, 2023, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE:	
HOUR:	
LOCATION:	Office Park at California Club
	1031 Ives Dairy Road, Suite 228
	Miami, Florida 33179

- 3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.
- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

- 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.
 - 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2023.

ATTEST:	AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2024

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

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Amortization Schedule - Series 2013	5
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AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2024

	Fiscal Year 2023								
	Adopted Actual Projected			Total	Proposed				
	Budget	thro	ough	thr	ough	A	ctual &	Е	Budget
	FY 2023	3/31	/2023	9/30)/2023	Pr	ojected	F	Y 2024
REVENUES									
Assessment levy: on-roll - gross	\$ 95,144							\$	95,144
Allowable discounts (4%)	(3,806)	_							(3,806)
Assessment levy: on-roll - net	91,368	\$	84,458	\$	6,910	\$	91,368		91,338
Interest			8		-		8		-
Total revenues	91,368		84,466		6,910		91,376		91,338
EXPENDITURES									
Professional & administrative									
Supervisors	4,306		-		2,153		2,153		4,306
Management/accounting/recording	48,960		24,480		24,480		48,960		48,960
Legal	10,000		2,000		500		2,500		10,000
Engineering	2,500		-		500		500		2,500
Audit	6,100		6,850		-		6,850		6,850
Arbitrage rebate calculation	750		-		750		750		750
Dissemination agent	1,000		500		500		1,000		1,000
Trustee	3,750		3,500		250		3,750		3,750
Telephone	200		100		100		200		200
Postage	500		23		477		500		500
Printing & binding	500		250		250		500		500
Legal advertising	1,000		185		815		1,000		1,000
Annual special district fee	175		175		-		175		175
Insurance: GL and D&O	8,100		7,724		376		8,100		8,100
Contingencies/bank charges	777		138		639		777		777
Website maintenance	705		705		-		705		705
Website ADA compliance	210		-		210		210		210
Annual operating permit	853		-		853		853		853
Property appraiser & tax collector	952		844		108		952		952
Total expenditures	91,338		47,474		32,961		80,435		92,088
Net increase/(decrease) of fund balance	30	:	36,992	((26,051)		10,941		(750)
Fund balance - beginning (unaudited) Fund balance - ending (projected)	68,431		75,237	1	12,229		75,237		86,178
Assigned									
3 months working capital	29,969		29,797		32,182		32,182		30,497
Unassigned	38,462		82,432		53,996		53,996		54,931
Fund balance - ending (projected)	\$ 68,461		12,229	\$	86,178	\$	86,178	\$	85,428

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional 9 administrative		
Professional & administrative	•	
Supervisors	\$	4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.		
Management/accounting/recording	4	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		2,500
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		6,850
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		ŕ
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 Telephone and fax machine.		200
Postage		500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Printing & binding Letterhead, envelopes, copies, agenda packages, etc.		500
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	8,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	777
Bank charges, automated AP and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	210
Annual operating permit	853
Miami Dade County operating permit for District sanitary sewers.	
Property appraiser & tax collector	952
Total expenditures	\$ 92,088

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND - SERIES 2013 BONDS FISCAL YEAR 2024

		Fiscal Year 2023							
	Adopte	t	Actual		Projected	Total		Proposed	
	Budget		through		through	,	Actual &	Budget	
	FY 202	3	3/31/2023	9	9/30/2023	Projected		FY 2024	
REVENUES									
Assessment levy: on-roll - gross	\$ 630,2	09						\$ 630,209	
Allowable discounts (4%)	(25,2	(80						(25,208)	
Assessment levy: on-roll - net	605,0	01	\$ 559,275	\$	45,726	\$	605,001	605,001	
Interest		-	9,264		-		9,264	-	
Total revenues	605,0	01	568,539		45,726		614,265	605,001	
EXPENDITURES									
Debt service									
Principal	170,0	00	170,000		-		170,000	180,000	
Interest	422,9		213,694		209,231		422,925	413,738	
Total expenditures	592,9		383,694		209,231		592,925	593,738	
Other fees & charges									
Property appraiser	6,3	02	5,589		713		6,302	6,302	
Total other fees & charges	6,3		5,589		713		6,302	6,302	
Total expenditures	599,2		389,283		209,944		599,227	600,040	
Excess/(deficiency) of revenues									
over/(under) expenditures	5,7	74	179,256		(164,218)		15,038	4,961	
Fund balance:									
Beginning fund balance (unaudited)	746,1	07	766,763		946,019		766,763	781,801	
Ending fund balance (projected)	\$ 751,8	81	\$ 946,019	\$	781,801	\$	781,801	786,762	
Use of fund balance									
Debt service reserve account balance (re	eauired)							(300,650)	
Principal & Interest expense - November								(389,506)	
Projected fund balance surplus/(deficit) a		ber 3	0. 2024					\$ 96,606	
: :-,-::: : : : : : : : : : : : : : : :	s. cop.o		-, - .					+ 55,550	

AVENTURA ISLES

Community Development District Series 2013 \$8,305,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
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	7,020,000.00		5,289,843.75	12,309,843.75

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND FISCAL YEAR 2024

Number		Projected Fiscal Year 2024				ı	FY 2023		
of Units	Unit Type	GF		DSF		GF & DSF		Assessment	
138	SF Large (40') - Increment 1	\$ 145.71	\$	1,041.67	\$	1,187.38	\$	1,187.38	
43	SF Large (40') - Increment 2	145.71		1,250.00		1,395.71		1,395.71	
162	SF Medium (35') - Increment 1	145.71		937.50		1,083.21		1,083.21	
29	SF Medium (35') - Increment 2	145.71		1,145.83		1,291.54		1,291.54	
93	SF Small (30') - Increment 1	145.71		833.33		979.04		979.04	
22	SF Small (30') - Increment 2	145.71		1,041.67		1,187.38		1,187.38	
28	TH (22'x40') - Increment 1	145.71		729.17		874.88		874.88	
138	TH (22'x40') - Increment 2	145.71		937.50		1,083.21		1,083.21	
653									

Notes:

- 1. FY 2024 Assessments assume payment of assessment on the real estate tax bill in March of 2024; payment made in November of 2023 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

9

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 10, 2021, the Board of Supervisors ("Board") of the Aventura Isles Community Development District ("District"), adopted a Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2021/2022.

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

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

<u>Section 2.</u> This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 9th day of May, 2023.

ATTEST:	DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT AMENDED BUDGET GENERAL FUND FISCAL YEAR 2022

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT AMENDED BUDGET GENERAL FUND FISCAL YEAR 2022

DEVENUE	Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget	
REVENUES Assessment levy: on-roll - net	\$92,318	\$91,368	\$ (950)	\$ 950	\$ 92,318	
Interest and miscellaneous	ψ 92,316 16	ψ 91,300 -	ψ (930) (16)	φ 930 16	ψ 92,316 16	
Total revenues	92,334	91,368	(966)	966	92,334	
. 3.4 3 3		0.,000	(000)			
EXPENDITURES						
Professional & administrative						
Supervisors	2,400	5,000	-	-	5,000	
Management/accounting/recording	48,960	48,960	-	-	48,960	
Legal	8,059	10,000	1,941	-	10,000	
Engineering	3,000	2,500	(500)	1,500	4,000	
Engineering - stormwater	4,500	-	(4,500)	5,500	5,500	
Audit	5,700	5,900	200	(200)	5,700	
Arbitrage rebate calculation	750	750	-	-	750	
Dissemination agent	1,000	1,000	-	-	1,000	
Trustee	3,500	3,750	250	(250)	3,500	
Telephone	200	200	-	(222)	200	
Postage	107	500	393	(393)	107	
Printing & binding	500	500	-	(070)	500	
Legal advertising	327	1,000	673	(673)	327	
Annual special district fee	175	175	454	- (454)	175	
Insurance: GL and D&O	7,185 544	7,636	451	(451) 726	7,185	
Contingencies/bank charges ADA website maintenance	210	777 210	233	720	1,503 210	
Website	705	705	-	-	705	
Annual operating permit	853	853	-	-	853	
Total professional & administrative	88,675	90,416	(859)	5,759	96,175	
Total professional & autilitistrative	00,073	30,410	(009)	3,733	90,173	
Other fees & charges						
Property appraiser	_	476	476	(476)	-	
Tax collector	918	476	(442)	`442 [°]	918	
Total other fees & charges	918	952	34	(34)	918	
Total expenditures	89,593	91,368	(825)	5,725	97,093	
	'					
Excess/(deficiency) of revenues						
over/(under) expenditures	2,741	-	(141)	(4,759)	(4,759)	
Found halomana - handundun	70.000	F0 770	(00.454)	00.454	70.000	
Fund balances - beginning	72,932	52,778	(20,154)	20,154	72,932	
Fund balances - ending	20.707	20.707	-	-	-	
3 months working capital	29,797 45,976	29,797	(20 20E)	- 15 205	29,797	
Unassigned Fund balances - ending	45,876 \$ 75,673	22,981 \$52,778	(20,295)	15,395 \$ 15,395	38,376	
runu balances - enuing	\$75,673	\$52,778	\$ (20,295)	\$ 15,395	\$ 68,173	

AVENTURA ISLESCOMMUNITY DEVELOPMENT DISTRICT

FIRST AMENDMENT TO MAINTENANCE AGREEMENT

This First	Maintenance Agreeme	nt ("First Amei	ndment") is n	nade and	entered	into	this
day of	, 2023 (the	'Effective Date	"), by and bet	ween:			

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, situated in Miami-Dade County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

AVENTURA ISLES MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 605 Northeast 193rd Street, Miami, Florida 33179 (the "Association").

RECITALS

WHEREAS, the District and the Association entered into that certain Maintenance Agreement dated December 2, 2013 (the "Agreement"); and

WHEREAS, the District and the Association wish to further amend the Agreement to extend the term of the Agreement as well as other necessary revisions.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

Section 1. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

Section 2. Section 9.0 <u>Term of Agreement</u> is hereby replaced as follows:

The term of the Agreement shall take effect as of the Effective Date of the First Amendment. Unless terminated as otherwise permitted in this Agreement, the term of this agreement shall expire on midnight of December 31st of the year that is five (5) years following the year of the Effective Date first written above. This Agreement shall automatically renew for additional five year periods, commencing at 12:01 a.m. on January 1st of the following year, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least thirty (30) days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

Section 3. Section 10.2 <u>Notices</u> is hereby replaced in its entirety as follows:

<u>10.2 Notices:</u> All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: Aventura Isles Community Development District

c/o Wrathell, Hunt & Associates, LLC

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attention: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Las Olas Square, Suite 600 515 East Las Olas Boulevard Fort Lauderdale, Florida 33301 Attention: Dennis E. Lyles, Esq.

AS TO THE ASSOCIATION: Aventura Isles Master Homeowners Association,

Inc.

605 Northeast 193rd Street Miami, Florida 33179 Attention: President

Notice shall be deemed given upon the earlier of actual receipt, one business days after sending by express overnight courier, or three business days after sending by certified or registered mail.

Section 4. Section 10.16 <u>E-Verify</u> is added as follows:

10.16 E-Verify: The Association, on behalf of itself and its contractors or subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Association further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 9.0 above, if the District has a good faith belief that the Association has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United Sates for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a contractor or subcontractor of the Association performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Association and order the Association to immediately terminate its contract with the contractor or subcontractor. The

Association shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Association's failure to comply with the E-Verify requirements referenced in this subsection.

Section 5. Section 10.17 Public Records is added as follows:

10.17 Public Records:

- A. Association shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:
 - 1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
 - 2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
 - 3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Association does not transfer the records to the District; and
 - 4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- B. Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

WRATHELL, HUNT & ASSOCIATES, LLC 2300 GLADES ROAD, SUITE 410W BOCA RATON, FLORIDA 33431 TELEPHONE: (561) 571-0010

EMAIL: gillyardd@whhassociates.com

<u>Section 6</u>. In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:		AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT			
		By:Chairman/Vice-Chairman			
Secretary/Assistant Secretary		Chairman/Vice-Chairmanday of, 2023			
STATE OF FLORIDA)				
COUNTY OF)				
acknowledged before me by mean as the AVENTURA ISLES COMM purpose of government established personally known to me, or has properly the personal property of the personal	chairperson Chairperson IUNITY Ded pursuant coduced	cknowledgements, the foregoing instrument] physical presence or [] online notarization on/Vice Chairperson of the Board of Superviso EVELOPMENT DISTRICT, a local unit of sp t to Chapter 190, Florida Statutes. He/she is as identification. n the County and State aforesaid this da	n, by ors of becial		
		Notary Public Print Name			
Commission Expires:					

WITNESSES:		AVENTURA HOMEOWNERS' AS	
Print name:		Print name:	
		Title:	
Print name:		day of	, 2023
STATE OF FLORIDA	}		
COUNTY OF	}		
presence or [] online not	arization, this	wledged before me by m	, 2023, by
AVENTURA ISLES MASTE. for profit corporation, who is peridentification who being duly sto the best of his/her knowledge.	R HOMEOWN ersonally know worn, deposes	NERS' ASSOCIATION, I n and/or produced	NC, INC., a Florida not- as
		Notary Public	
	_	Print Name	
Commission Expires:		_	

AVENTURA ISLESCOMMUNITY DEVELOPMENT DISTRICT

Supplemental Engineer's Report

For

Aventura Isles Community Development District

Pertaining to

The State and Condition of the CDD Infrastructure.

Development Composition and CDD Infrastructure.

The Aventura Isles Development encompasses parks, lakes, recreational parcels, utility tracts, roadways, greenways, 166 townhome lots, and 487 single family home properties for a total of approximately 148.15 acres. The Development is contained within the Champion Lakes plat recorded in the public records of Miami-Dade County in Plat Book 169 on Page 71.

Ownership of the Development land is divided between the owners of the private residential lots and the Aventura Isles Master Homeowner's Association, Inc (the "HOA") which owns the open communal areas. The developer of the Development (Williams Island Ventures, LLC) (the "Developer") granted the Aventura Isles Community Development District (the "District" or "CDD") easements on the common tracts for the CDD to own the public infrastructure constructed within them, that is, the parks, the landscaping within the parks, the irrigation system, the stormwater management system and drainage, the recreational area, the sanitary system within the townhomes area, and the sidewalks within the roadway tracts. The table below lists the tracts within the Development, their use, area, ownership, and easements granted to the CDD and their purpose.

Tract ID	Folio #	Use	Tract	Tract	QC Deed	Easement	Easement	Easement Purpose:
PB 169-PG 71	FOIIO #	Use	Area (Ac)	Ownership	ORB & PG	Grantee	ORB & PG	Rights to Infrastructure Listed Below
А	30-2206-060-6540	Active Park	4.29	НОА	31445-2155	CDD	31061-4006	Drainage, Pathways, Landscaping, and Irrigation.
В	30-2206-060-6550	Linear Park	27.79	НОА	31445-2155	CDD	31061-4006	Drainage, Pathways, Landscaping, and Irrigation.
С	30-2206-060-6560	Storm Lake	7.28	НОА	30845-2794	CDD	28894-4517	Stormwater Management Area, Drainage, Landscaping, and Irrigation.
D	30-2206-060-6570	Storm Lake	1.04	НОА	30845-2794	CDD	28894-4517	Stormwater Management Area, Drainage, Landscaping, and Irrigation.
E	30-2206-060-6580	Storm Lake	5.36	НОА	30845-2794	CDD	28894-4517	Stormwater Management Area, Drainage, Landscaping, and Irrigation.
F	30-2206-060-6590	Storm Lake	5.30	НОА	30845-2794	CDD	28894-4517	Stormwater Management Area, Drainage, Landscaping, and Irrigation.
G	30-2206-060-6600	Recreation	0.64	НОА	30845-2794	CDD	28894-4517	Drainage, Recreational Building, Equipment, and Pool
Н	30-2206-060-6610	Passive Park	4.30	НОА	31445-2155	CDD	31061-4006	Drainage, Pathways, Recreational Equipment, Landscaping, and Irrigation.
I	30-2206-060-6620	Lift Station	0.02	НОА	30845-2794	CDD	28894-4517	Sewer Lift Station
J	30-2206-060-6630	Roads/Greenways	34.56	НОА	30845-2794	CDD	31061-4006	Partial Sidewalks Described in Easement 31061-4006, Drainage, and Townhome-Area Gravity Sewers.

Alvarez Engineers, Inc.

September	6,	2023
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Tract ID	Folio#	ralia #	Folio #	Han	Tract	Tract	QC Deed	Easement	Easement	Easement Purpose:
PB 169-PG 71		Use	Area (Ac)	Ownership	ORB & PG	Grantee	ORB & PG	Rights to Infrastructure Listed Below		
K	30-2206-060-6640	Vacant	0.18	Mia Condo.	31588-4242	-	-	-		
166 Townhomes	Multiple	Residential	6.37	Private	Multiple	-	-	-		
487 SF Homes	Multiple	Residential	51.02	Private	Multiple	-	-	-		
Total Develonment Acreage			1/18 15					·		

Refer to the exhibits (1) in the appendix for the location of the infrastructure owned by the District:

Exhibit 1 – Development Map, with location of parks, lakes, recreational, lift station, roadway, greenway tracts and residential lots.

Exhibits 2, 3, 4 and 5 – Stormwater Management System and Drainage.

Exhibits 6 and 7 – Irrigation system.

Exhibits 8 and 9 – Sidewalks.

Exhibit 10 – Sanitary Sewers in the townhomes area.

Maintenance of the CDD Infrastructure and Budget.

The CDD and the HOA have entered into a maintenance agreement dated as of December 2, 2013 by which the CDD delegates onto the HOA the responsibility of maintaining and funding the maintenance of the CDD infrastructure, including the stormwater management system, the lakes, culverts, swales, drainage structures, pipes and water control structures; the passive, linear, and active parks, the recreational equipment within the parks, the landscaping within the parks and lake tracts, the irrigation systems, the jogging paths, the recreational buildings, and the outdoor pool, sidewalks, and the sanitary system and lift station that serves the townhomes area.

Mr. Esteban Koffsmon, on behalf of the HOA, provided Alvarez Engineers with the following projected annual maintenance costs and budgets, which Alvarez Engineers used to allocate between infrastructure owned by the CDD and improvement owned by the HOA, as shown in the table below. Alvarez Engineers considers the HOA's budgets projected for the CDD as to be adequate.

⁽¹⁾ All the exhibits were prepared by Schwebke Shiskin & Associates, Inc. for the District.

O&M Description	Budgeted O8 for Year 202 2042	22 through	Allocation of Responsibilities		Allocation of Yearly O&M Amounts (\$)		Comments	
Stormwater Management and Drainage	Total	Avg. Yearly	CDD	НОА	CDD	НОА		
Cleaning of lakes and lake banks.	520,000	26,000	100%	0%	26,000	0	Lake Tracts C D E F	
Drainpipes, French Drains, and culverts.	400,000	20,000	100%	0%	20,000	0	Tracts ABCDEFGHIJ	
Landscape., tree trimming, mow lake banks & swales.	3,166,700	158,335	100%	0%	158,335	0	Lake Tracts C D E F	
Inspection & routine repairs of irrigation syst.	260,000	13,000	100%	0%	13,000	0	Lake Tracts C D E F	
Monitoring water flow meters and reports.	60,000	3,000	100%	0%	3,000	0	Tracts A B C D E F G H I J	
Parks and Recreational Facilities								
Landscaping replacement and mowing.	9,920,000	496,000	84%	16%	418,150	77,850	HOA: green areas in Tract J	
Tree trimming.	1,080,000	54,000	84%	16%	45,524	8,476	HOA: trees in Tract J	
Herbicides, pest and weed control.	2,260,000	113,000	84%	16%	95,264	17,736	HOA: landscaping in Tract J	
Maintenance and repair of irrigation systems.	1,575,000	78,750	100%	0%	78,750	0	Tracts A B C D E F G H I J	
Debris and trash removal.	680,000	34,000	52%	48%	17,589	16,411	HOA: trash in Tract J	
Maintenance and repair of recreational equipment.	400,000	20,000	100%	0%	20,000	0	Tracts A B H	
Maintenance and repair of common-use buildings.	400,000	20,000	100%	0%	20,000	0	Tract G	
Maintenance and repair of outdoor pool.	540,000	27,000	100%	0%	27,000	0	Tract G	
Maintenance and repair of jogging path.	56,000	2,800	100%	0%	2,800	0	Tracts A B H	
Maintenance, cleaning, and repair of sidewalks.	1,200,000	60,000	100%	0%	60,000	0	Tract J	
Sanitary Sewer System in the Townhomes Area						'		
Maintenance of sanitary sewer lines and pump station.	648,000	32,400	100%	0%	32,400	0	Tract I	
Totals	23,165,700	1,158,285			1,037,812	120,473		

State and Condition of the CDD Infrastructure.

In June of 2022, Alvarez Engineers conducted a visual inspection of the CDD-owned infrastructure and reports the following:

1. Stormwater Management and Drainage.

<u>Lakes and Banks:</u> Good working order and condition. The location of the lake tracts (C, D, F and E) is shown in Exhibit 1. The landscaping, tree trimming and mowing of the lake banks are in good condition.





<u>Drainpipes, French Drains and Culverts</u>: Refer to Exhibits 2, 3, 4 and 5 for the location of the CDD-owned drainage system. The facilities are in good working order and condition; no debris was observed in the bottom of the drainage structures. Alvarez Engineers is not aware of flooding complaints within the Development.





Alvarez Engineers, Inc. September 6, 2023

2. Parks and Recreational Facilities.

<u>The parks</u> are in good working order and condition. For the location of the Active, Passive and Linear parks, refer to Exhibit 1. Conversations with the landscaping crews onsite indicate that the maintenance vendor maintains a crew in the facilities daily. The good condition of the plantings indicate that the right species have been planted for the local zone (USDA Hardiness Zone 11a), and that they are being irrigated and fertilized appropriately.





Landscaping Replacement, Mowing and Tree Trimming: Good working order and condition.





<u>Irrigation System.</u> For the location of the CDD-owned irrigation system, refer to Exhibits 6 and 7. Based on the observed health of the landscaping, the plants are being fertilized and watered appropriately.





<u>Sidewalks and Paths.</u> The sidewalks for the Development are shown in Exhibits 8 and 9. The paths are in the active, passive, and linear parks. Both the sidewalks and paths are in good condition.





<u>Sanitary Sewer System.</u> The CDD-owned sanitary sewer system located within the townhomes area is shown in Exhibit 10. Alvarez Engineers is not aware of malfunctions or complaints related to sewer services. The sanitary sewer system in the single-family area was conveyed to Miami-Dade County for operations and maintenance.

Recommendations.

<u>Storm Sewers:</u> Start a 5-year maintenance program in which 20% of the drainage system is cleaned and vacuumed so that at the end of the 5-year period, 100% of the drainage system will have been serviced.

<u>Irrigation:</u> A review of SFWMD permit No. 13-00034-W for water use indicates that the water usage is not being reported with the frequency required. It is recommended that monthly readings are taken and reported, for permit compliance.

Recreational Equipment: Provide the CDD with plans and specifications for the equipment located in the passive park.

<u>Sidewalks:</u> Determine with certainty the extent of the CDD responsibilities. The Engineer's Report of June 2013 prepared by Schwebke Shiskin states that the CDD will maintain all the sidewalks throughout the Development, however, Exhibit B of the grant of easement recorded at ORB 31061, PG 4006 indicates only partial responsibility at the locations indicated therein. Also, develop an inspection program to ensure that ADA requirements are met, especially the vertical allowance between sidewalk flags, which tend to be lifted by roots, creating walking hazards.

<u>Asphalt Pathways:</u> Plan for asphalt resurfacing of the paths in about eleven years, as the service life of the asphalt may be about twenty years, and the paths are assumed to have been constructed in 2013.

<u>Recreational Clubhouse and Pool:</u> Provide the CDD a full set of plans of the facility located within Tract "G." The plans should include at a minimum, Paving, Grading and Drainage plans, Water and Sewer plans, Landscaping and Irrigation, Architectural, Structural, Mechanical, Electrical and Plumbing plans, Pool plans and pool equipment.

<u>Sanitary Sewers in the Townhomes Area</u>: Provide the CDD plans of the gravity system and the lift station, including structural, mechanical, electrical, and plumbing. Provide the name of the entity servicing the lift station and a copy of the agreement with them. Provide copies of the periodic reports submitted to DERM as normally required by permits.

Exhibits.

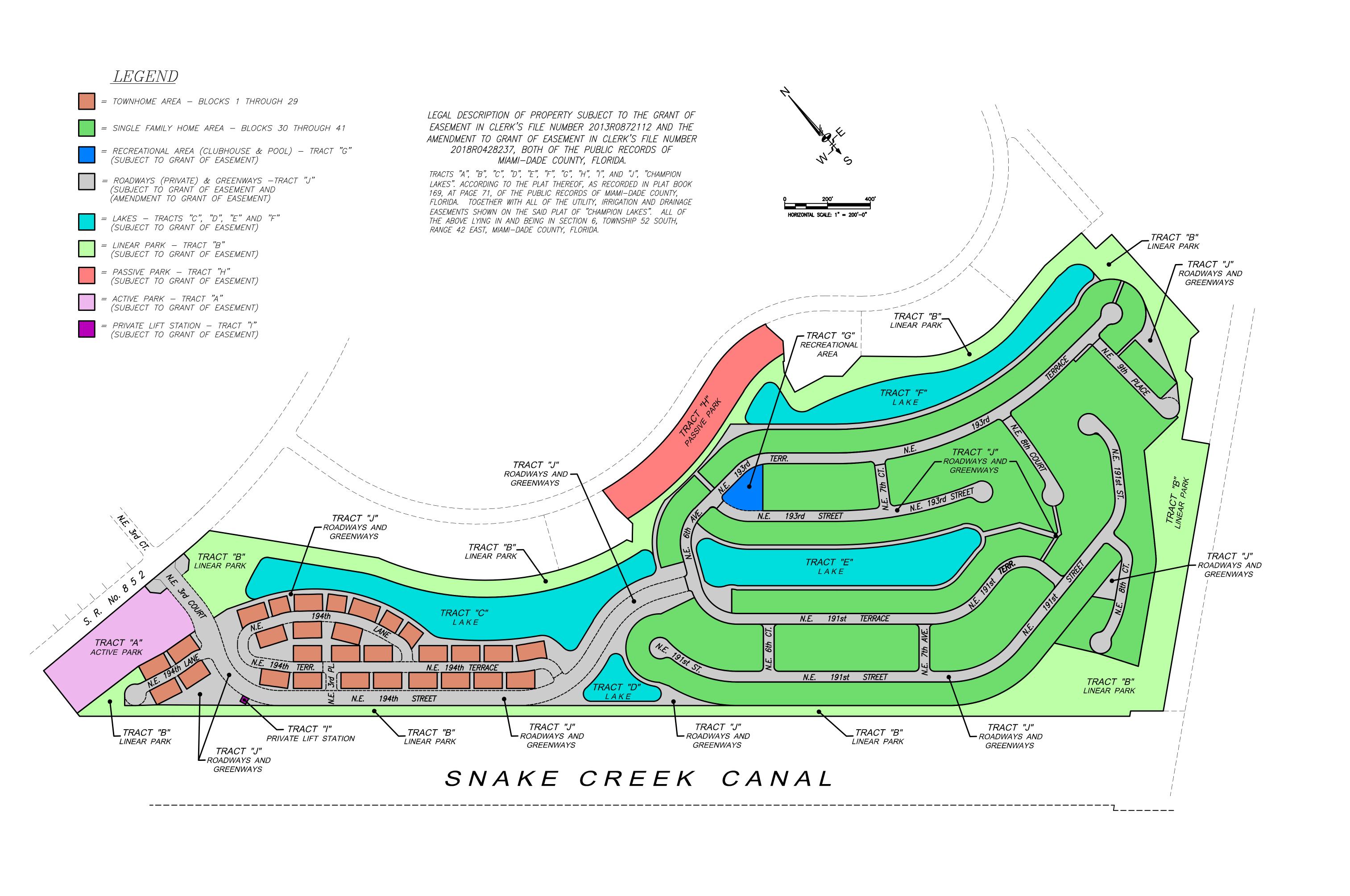


EXHIBIT 1

P-1

Dwg. No:

File No.

Drawn By: **MD** Date**4/29/21**

Checked By: ACT Date: 4/29/21

ALFONSO C. TELLO, P.E.

Registered Engineer No. 32068

<u>NOTE:</u> Authentic copies of this drawing will bear the raised seal of

the attesting Professional Engineer or Professional Land Surveyor.

As Noted

OF COUNSEL

State of Florida

Drawing Status:

Schwebke

LAND SURVEYORS CIVIL ENGINEERS LAND PLANNERS

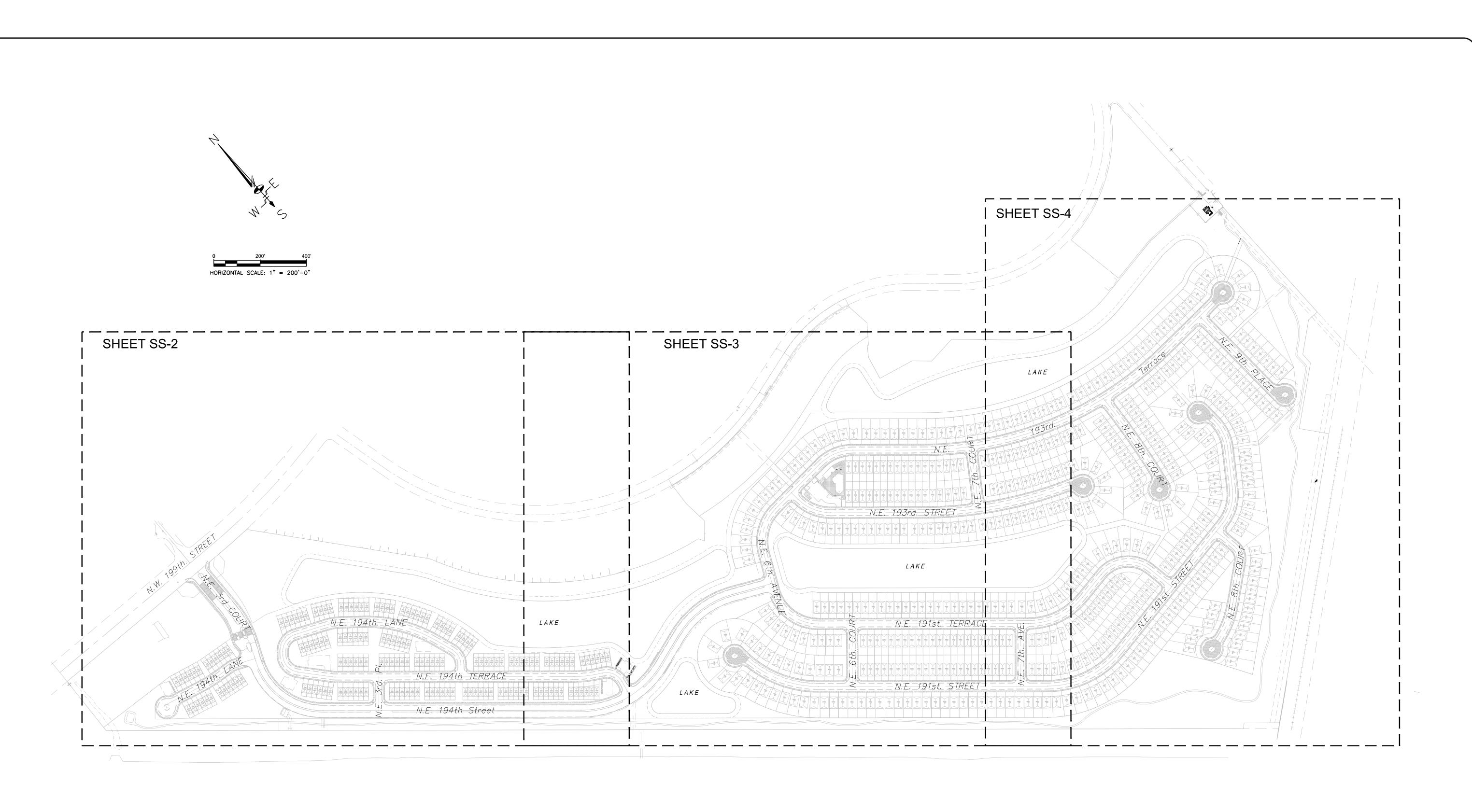
3240 CORPORATE WAY MIRAMAR, FL 33025

TEL: (305)652-7010

FAX: (305)652-8284

REVISIONS

Remarks



Schwebke Shiskin &



LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87
CA#87

3240 CORPORATE WAY MIRAMAR, FL 33025 TEL: (305)652-7010 FAX: (305)652-8284

REVISIONS

Date Remarks By



NAGEMENT (OVERALL)

D STORMWATER MAN PROVEMENTS PLAN (

Drawn By: MD Dale: 4/29/21

ALFONSO C. TELLO, P.E.

OF COUNSEL

Registered Engineer No. 32068

State of Florida

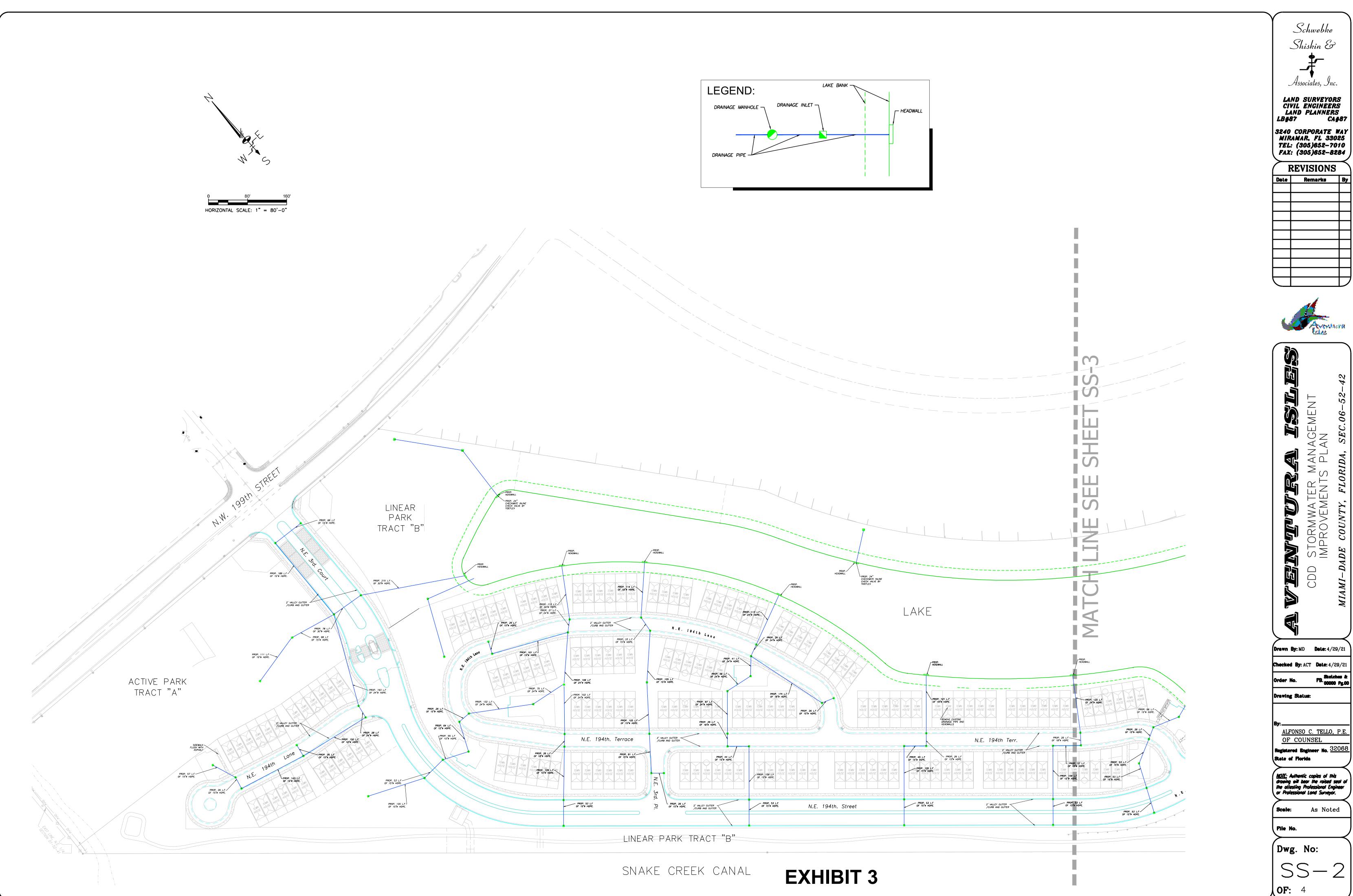
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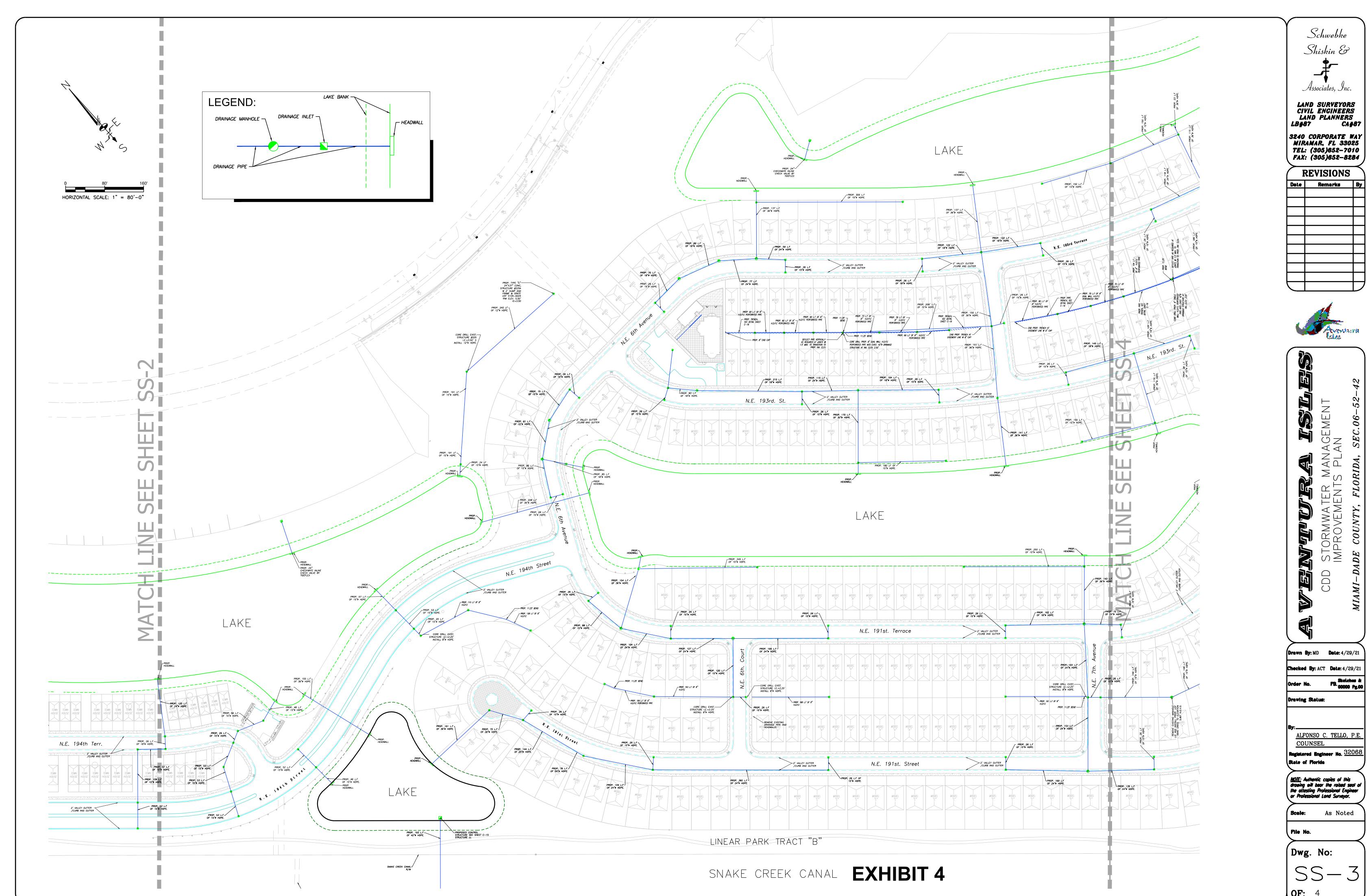
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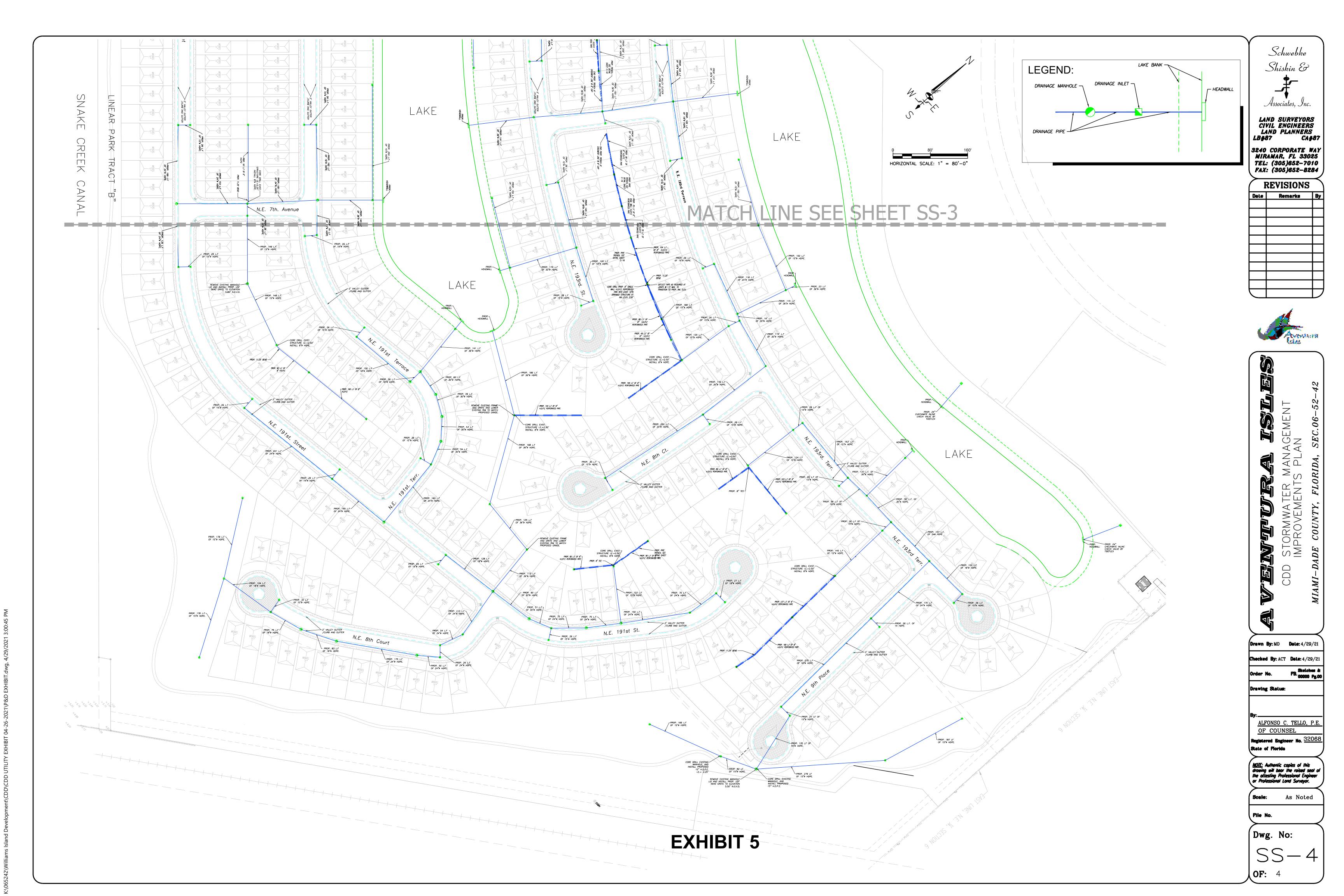
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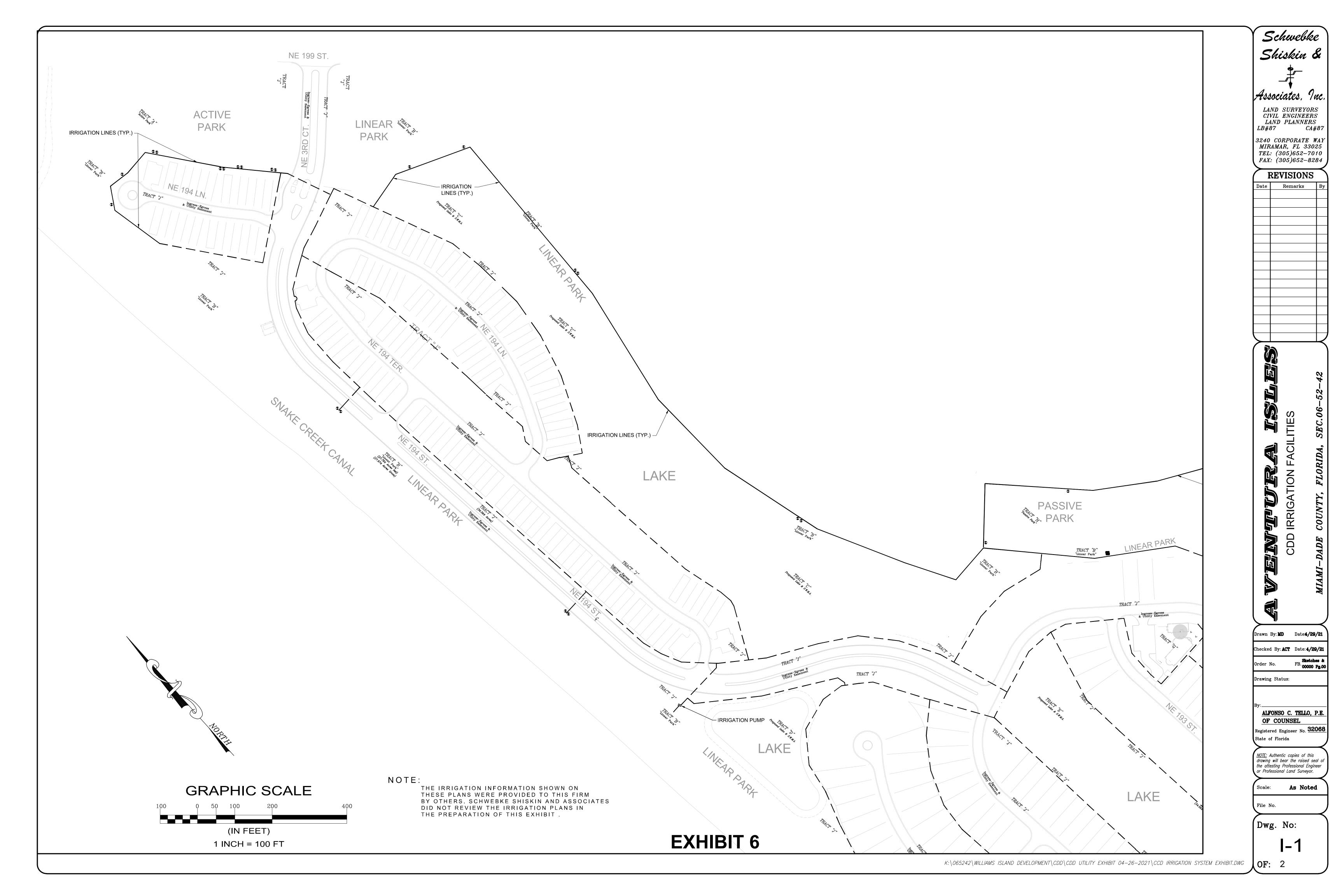
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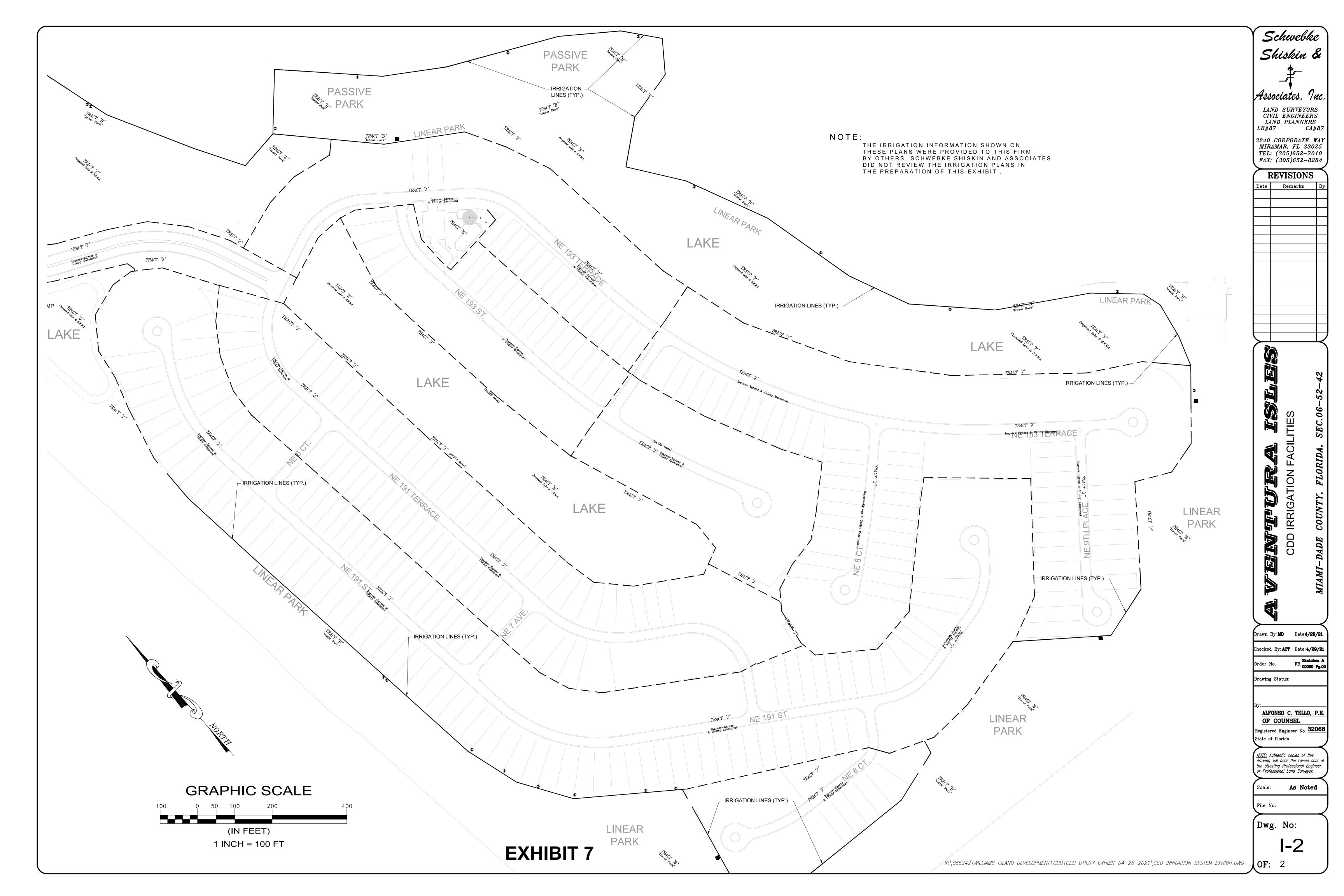


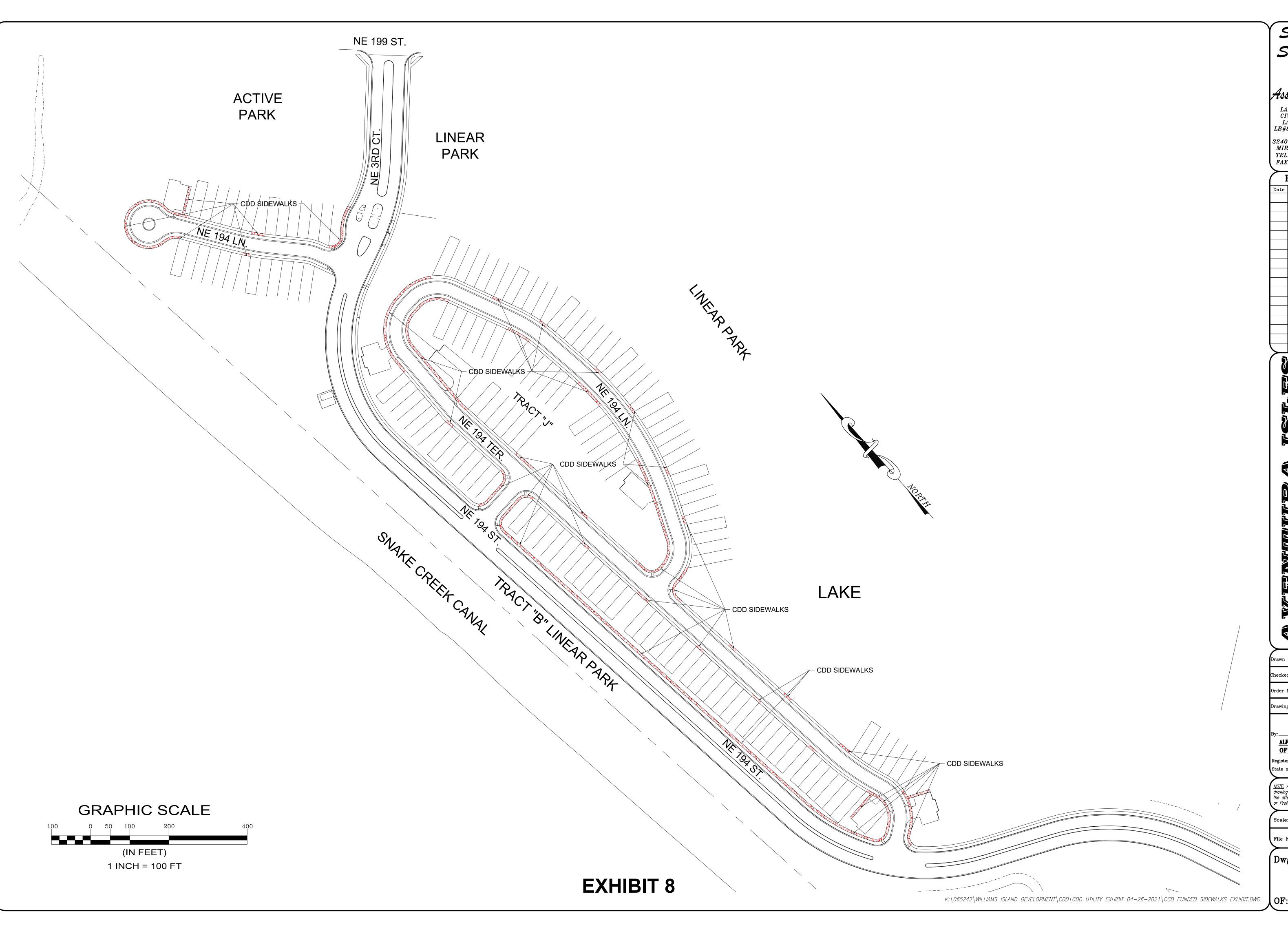












Schwebke Shiskin & _#

HISOCIATES, VAC.

LAND SURVEYORS

CIVIL ENGINEERS

LAND PLANNERS

LB#87 CA#87

3240 CORPORATE WAY MIRAMAR, FL 33025 TEL: (305)652-7010 FAX: (305)652-8284

REVISIONS

Date Remarks By

DUNDED SIDEWALKS

CDDF

Drawn By: MD Date 4/29/21

der No. Date: 4/29/21

rawing Status:

ALFONSO C. TELLO, P.E.

OF COUNSEL

Registered Engineer No. 32068

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

e attesting Professional Engineer Professional Land Surveyor.

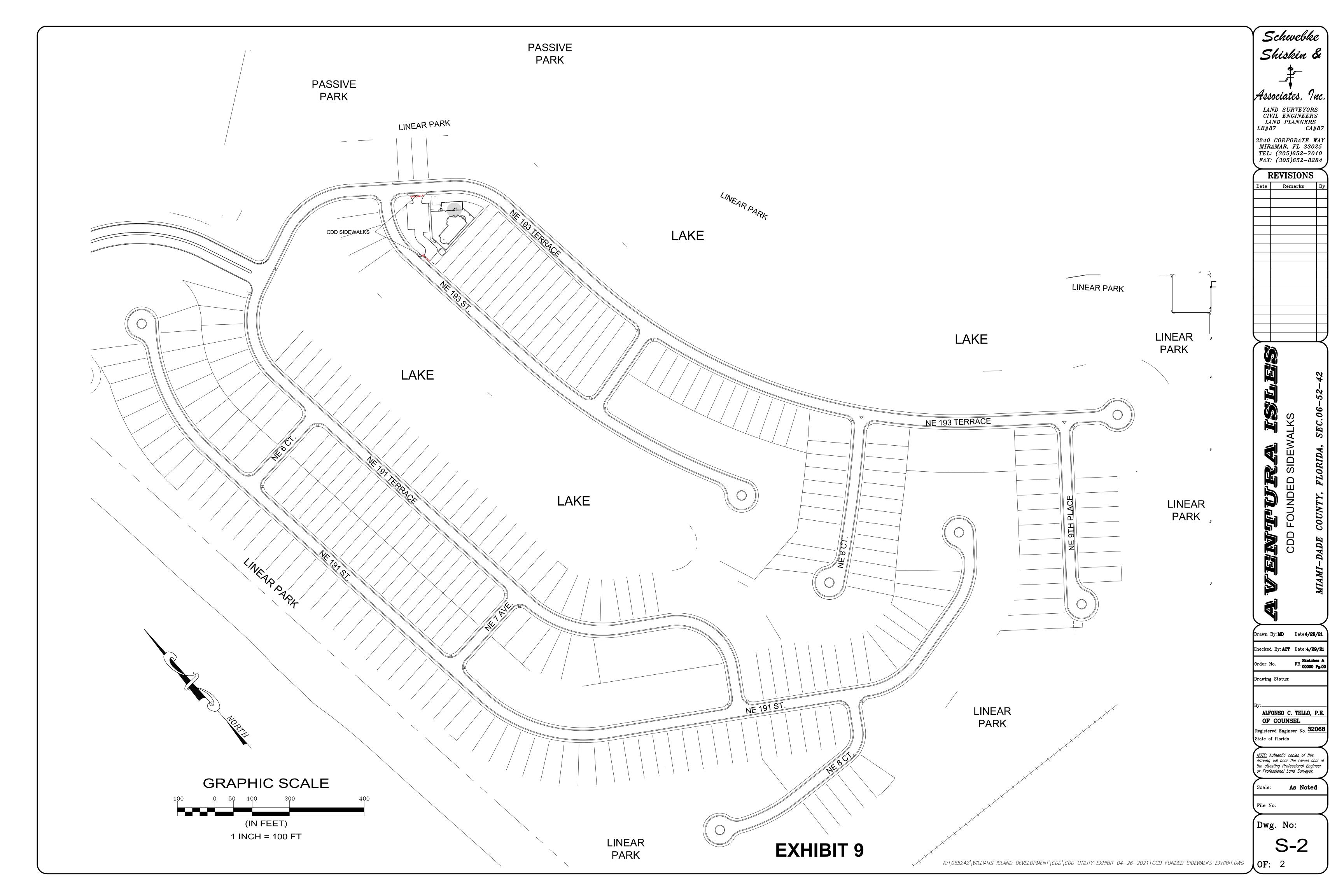
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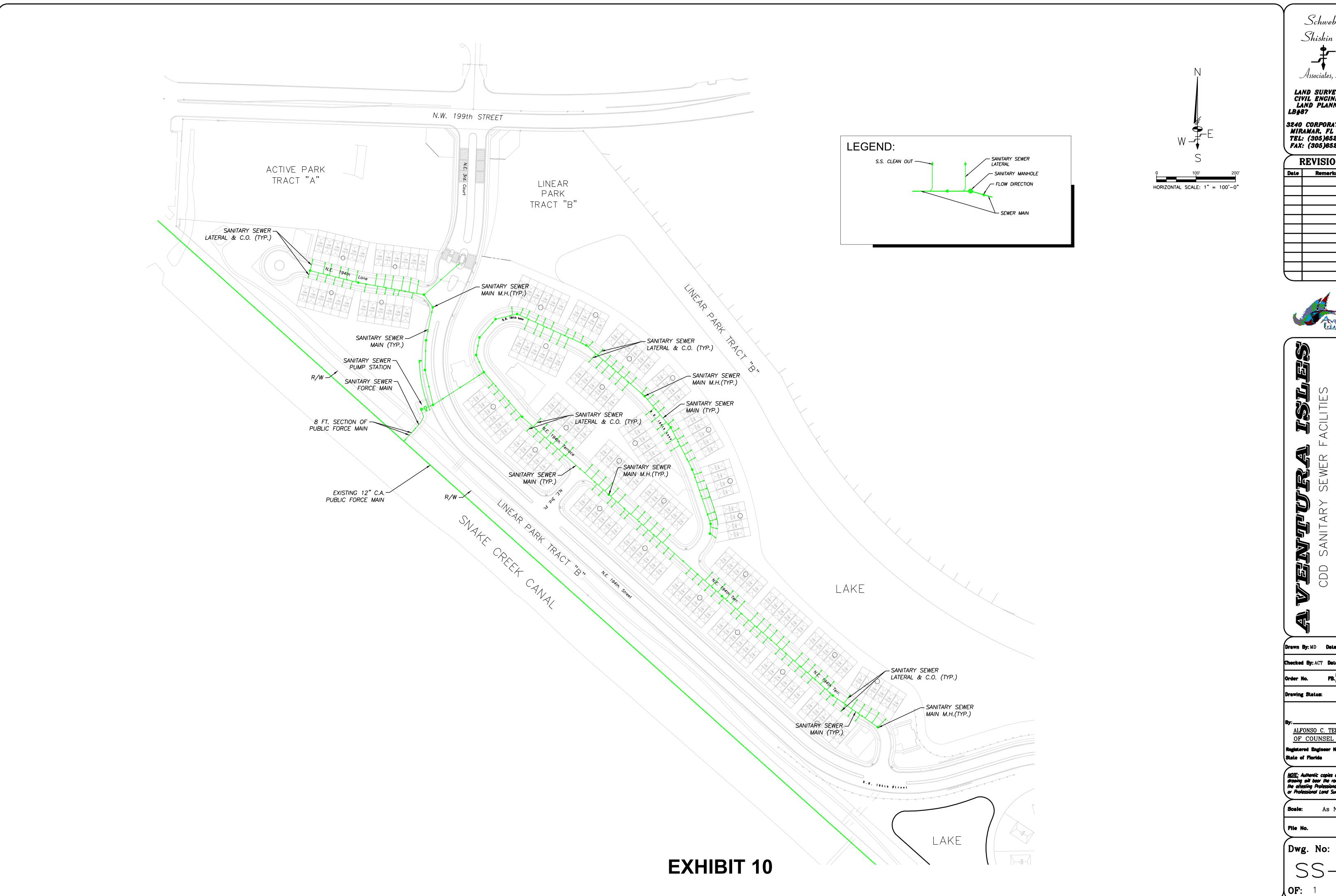
e: As Noted

Dwg. No:

S-1

OF: 2





Schwebke

LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87
CA#87

3240 CORPORATE WAY MIRAMAR, FL 33025 TEL: (305)652-7010 FAX: (305)652-8284

REVISIONS



Drawn By: MD **Date:** 4/29/21

ALFONSO C. TELLO, P.E. OF COUNSEL

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED MARCH 31, 2023

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS MARCH 31, 2023

	_	Debt	Total
	General	Service	Governmental
	Fund	Fund	Funds
ASSETS			
Cash	\$ 112,229	\$ -	\$ 112,229
Investments			
Revenue	-	634,653	634,653
Reserve	-	311,165	311,165
Interest	-	63	63
Prepayment	-	88	88
Sinking		50	50
Total assets	\$ 112,229	\$ 946,019	\$ 1,058,248
Fund balances:			
Restricted for:			
Debt service	-	946,019	946,019
3 months working capital	30,310	-	30,310
Unassigned	81,919		81,919
Total fund balances	112,229	946,019	1,058,248
Total liabilities and fund balances	\$ 112,229	\$ 946,019	\$ 1,058,248
		-	

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget	
REVENUES					
Assessment levy: on-roll - net	\$ 2,338	\$ 84,458	\$ 91,338	92%	
Interest and miscellaneous	1	8	-	N/A	
Total revenues	2,339	84,466	91,338	92%	
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	4,306	0%	
Management/accounting/recording	4,080	24,480	48,960	50%	
Legal	500	2,000	10,000	20%	
Engineering	-	-	2,500	0%	
Audit	-	6,850	6,100	112%	
Arbitrage rebate calculation	-	-	750	0%	
Dissemination agent	83	500	1,000	50%	
Trustee	-	3,500	3,750	93%	
Telephone	17	100	200	50%	
Postage	12	23	500	5%	
Printing & binding	42	250	500	50%	
Legal advertising	-	185	1,000	19%	
Annual special district fee	-	175	175	100%	
Insurance: GL and D&O	-	7,724	8,100	95%	
Contingencies/bank charges	23	138	777	18%	
ADA website maintenance	-	-	210	0%	
Website	-	705	705	100%	
Annual operating permit	-	-	853	0%	
Total professional & administrative	4,757	46,630	90,386	52%	
Other fees & charges					
Property appraiser	-	_	476	0%	
Tax collector	22	844	476	177%	
Total other fees & charges	22	844	952	89%	
Total expenditures	4,779	47,474	91,338	52%	
Excess/(deficiency) of revenues					
over/(under) expenditures	(2,440)	36,992	-		
Fund balances - beginning	114,669	75,237	73,141		
Fund balances - ending	,	•	,		
3 months working capital	30,310	30,310	30,310		
Unassigned	81,919	81,919	42,831		
Fund balances - ending	\$112,229	\$ 112,229	\$ 73,141		
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AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2013 FOR THE PERIOD ENDED MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 15,483	\$ 559,275	\$ 605,001	92%
Interest	2,809	9,264		N/A
Total revenues	18,292	568,539	605,001	94%
EXPENDITURES				
Principal	-	170,000	170,000	100%
Interest	-	213,694	422,925	51%
Total debt service		383,694	592,925	65%
Other fees and charges				
Property appraiser & tax collector	155	5,589	6,302	89%
Total other fees and charges	155	5,589	6,302	89%
Total expenditures	155	389,283	599,227	65%
Excess/(deficiency) of revenues				
over/(under) expenditures	18,137	179,256	5,774	
Fund balance - beginning	927,882	766,763	761,109	
Fund balance - ending	\$ 946,019	\$ 946,019	\$ 766,883	

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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1 2 3 4	MINUTES OF MEETING AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT					
5	The Board of Supervisors of the Aventu	ra Isles Community Development District held a				
6	Public Hearing and Regular Meeting on Augus	st 9, 2022, at 5:00 p.m., at the Office Park at				
7	California Club, 1031 Ives Dairy Road, Suite 228,	Miami, Florida 33179.				
8						
9 10	Present were:					
11 12 13 14 15	Marc Furmanski (via telephone) Javier Sumbre Sadia Benamu Esteban Koffsmon (via telephone) Leon Levy	Chair Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary				
16 17 18	Also present were:					
19 20 21 22 23 24	Jamie Sanchez Andrew Kantarzhi Daniel Rom (via telephone) Gregory George	District Manager Wrathell, Hunt and Associates, LLC Wrathell, Hunt and Associates, LLC District Counsel				
25 26	FIRST ORDER OF BUSINESS	Call to Order/Roll Call				
27	Ms. Sanchez called the meeting to order	at 5:03 p.m. Supervisors Sumbre, Benamu and				
28 29	Levy were present. Supervisors Furmanski and K	Coffsmon were attending via telephone.				
30 31	SECOND ORDER OF BUSINESS	Public Comments				
32	There were no public comments.					
33 34 35 36 37 38	THIRD ORDER OF BUSINESS	Administration of Oath of Office to Newly Appointed Supervisor, Leon Levy (the following to be provided in a separate package)				

	AVEN	TURA I	SLES CDD	DRAFT	August 9, 2022
39		The C	Dath of Office was administer	ed to Mr. Levy prior to	the meeting. Ms. Sanchez
40	provid	ded and	briefly explained the following	items:	
41	A.	Guide	e to Sunshine Amendment and	Code of Ethics for Public	Officers and Employees
42	В.	Mem	bership, Obligations and Respo	onsibilities	
43	c.	Finan	cial Disclosure Forms		
44		l.	Form 1: Statement of Finance	ial Interests	
45		II.	Form 1X: Amendment to Fo	m 1, Statement of Finan	cial Interests
46		III.	Form 1F: Final Statement of	Financial Interests	
47	D.	Form	8B: Memorandum of Voting C	onflict	
48					
49 50 51 52	FOUR	TH ORE	DER OF BUSINESS	Designating Certa	of Resolution 2022-02, ain Officers of the District; an Effective Date
53		Ms. S	anchez presented Resolution 2	022-02. Mr. Benamu non	ninated the following slate
54	of offi	cers:			
55			Marc Furmanski	Chair	
56			Javier Sumbre	Vice Chair	
57			Craig Wrathell	Secretary	
58			Esteban Koffsmon	Assistant Secreta	ry
59			Sadia Benamu	Assistant Secreta	ry

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

Assistant Secretary

Assistant Secretary

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Leon Levy

Daniel Rom

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, Resolution 2022-02, Designating Certain Officers of the District; and Providing for an Effective Date, was adopted.

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70 71 72	FIFTH	I ORDER OF BUSINESS	Public Hearing on Adoption of Fiscal Year 2022/2023 Budget				
73	A.	Affidavit of Publication					
74		The affidavit of publication was included	for informational purposes.				
75	В.	Consideration of Resolution 2022-05,	Relating to the Annual Appropriations and				
76		Adopting the Budget for the Fiscal Y	pting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending				
77		September 30, 2023; Authorizing Bud	get Amendments; and Providing an Effective				
78		Date					
79		Ms. Sanchez reviewed the proposed Fisc	cal Year 2023 budget and noted that there were				
80	no ch	anges when initially presented and no sub	sequent changes.				
81							
82 83 84		On MOTION by Mr. Benamu and second Public Hearing was opened.	led by Mr. Sumbre, with all in favor, the				
85 86 87		No members of the public spoke.					
88 89 90		On MOTION by Mr. Benamu and second Public Hearing was closed.	led by Mr. Sumbre, with all in favor, the				
91 92		Ms. Sanchez presented Resolution 2022-	05.				
93							
94 95 96 97 98		Resolution 2022-05, Relating to the Ar Budget for the Fiscal Year Beginning O	ded by Mr. Furmanski, with all in favor, noual Appropriations and Adopting the ectober 1, 2022, and Ending September nents; and Providing an Effective Date,				
99							
100 101	SIXTH	I ORDER OF BUSINESS	Consideration of Resolution 2022-06,				
102			Making a Determination of Benefit and				
103 104			Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the				
105			Collection and Enforcement of Special				

106 107 108 109 110 111	Ms. Sanchez presented Resolution 2022-0	Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date 6.				
112 113 114 115 116 117 118 119	On MOTION by Mr. Benamu and second Resolution 2022-06, Making a Determin Assessments for Fiscal Year 2022/202 Enforcement of Special Assessments; Ce for Amendments to the Assessment Rol Providing an Effective Date, was adopted	ation of Benefit and Imposing Special 3; Providing for the Collection and rtifying an Assessment Roll; Providing l; Providing a Severability Clause; and				
120 121 122 123 124	SEVENTH ORDER OF BUSINESS	Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates				
125	Ms. Sanchez presented the Audited F	Financial Report for the Fiscal Year Ended				
126	September 30, 2021 and noted the pertinent information. There were no findings,					
127	recommendations, deficiencies on internal cont	rol or instances of non-compliance; it was a				
128	clean audit.					
129						
130 131 132 133 134	EIGHTH ORDER OF BUSINESS	Consideration of Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021				
135	Ms. Sanchez presented Resolution 2022-0	7.				
136						
137 138 139 140 141	On MOTION by Mr. Benamu and second Resolution 2022-07, Hereby Accepting Fiscal Year Ended September 30, 2021, w	the Audited Financial Report for the				
142 143	NINTH ORDER OF BUSINESS	Discussion/Consideration of District Engineer's Report for Fiscal Year 2022-2023				

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This item was tabled to a future meeting.

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150 TENTH ORDER OF BUSINESS Ratification of Alvarez Engineers, Inc.,
151 Stormwater Management Needs Analysis

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Boundary Map

Ms. Sanchez presented the Stormwater Management Needs Analysis Report, which was submitted by the June 30, 2022 due date.

Mr. George discussed the purpose of the Report.

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On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

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ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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Ms. Sanchez presented Resolution 2022-04. Although meetings are scheduled for every month, the target meeting dates are May 9 and August 8, 2023.

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On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

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178 TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

179180181

Ms. Sanchez presented the Unaudited Financial Statements as of June 30, 2022.

182 183 On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, the 184 Unaudited Financial Statements as of June 30, 2022, were accepted. 185 186 187 THIRTEENTH ORDER OF BUSINESS Approval of May 10, 2022 Regular Meeting 188 Minutes 189 190 Ms. Sanchez presented the May 10, 2022 Regular Meeting Minutes. 191 On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, 192 the May 10, 2022 Regular Meeting Minutes, as presented, were approved. 193 194 195 196 FOURTEENTH ORDER OF BUSINESS **Staff Reports** 197 198 District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A. A. 199 **Update: 2022 Legislative Memo** 200 Mr. George reviewed the Legislative Update Memorandum detailing recently passed 201 legislation affecting CDDs. 202 В. District Engineer: Alvarez Engineers, Inc. 203 There was no report. 204 District Manager: Wrathell, Hunt and Associates, LLC C. 205 I. 853 Registered Voters in District as of April 15, 2022 206 II. NEXT MEETING DATE: September 13, 2022 at 5:00 p.m. 207 QUORUM CHECK 208 The next meeting will be September 13, 2022, unless cancelled. 209 210 FIFTEENTH ORDER OF BUSINESS **Supervisors' Requests** 211 212 There were no Supervisors' requests. 213 214 SIXTEENTH ORDER OF BUSINESS **Public Comments** 215 216 There were no public comments.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

August 9, 2022

AVENTURA ISLES CDD

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235	Secretary/Assistant Secretary	Chair/Vice Chair	

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AVENTURA ISLES CDD

August 9, 2022

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2022 CANCELED	Regular Meeting	5:00 PM
November 8, 2022 CANCELED	Regular Meeting	5:00 PM
December 13, 2022 CANCELED	Regular Meeting	5:00 PM
January 10, 2023 CANCELED	Regular Meeting	5:00 PM
February 14, 2023 CANCELED	Regular Meeting	5:00 PM
March 14, 2023 CANCELED	Regular Meeting	5:00 PM
April 11, 2023 CANCELED	Regular Meeting	5:00 PM
May 9, 2023	Regular Meeting	5:00 PM
June 13, 2023	Regular Meeting	5:00 PM
July 11, 2023	Regular Meeting	5:00 PM
August 8, 2023	Regular Meeting	5:00 PM
September 12, 2023	Regular Meeting	5:00 PM