

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

The Board of Supervisors of the Aventura Isles Community Development District held a Public Hearing and Regular Meeting on August 8, 2023 at 5:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present were:

Marc Furmanski	Chair
Javier Sumbre	Assistant Secretary
Sadia Benamu	Assistant Secretary
Esteban Koffsmon (via telephone)	Assistant Secretary
	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Gregory George	District Counsel
Juan Alvarez (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 5:03 p.m.

Supervisors Sumbre, Furmanski and Benamu were present. Supervisor Koffsmon attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

- **Discussion/Consideration of District Engineer's Report for Fiscal Year 2023-2024 Pursuant to Section 9.21(b) of the Master Trust Indenture as it Relates to Special Assessment Bonds, Series 2013**

This item, previously the Ninth Order of Business, was presented out of order.

Mr. Alvarez stated that the District Engineer's Report for Fiscal Year 2023-2024 is required by the Master Trust Indenture between the CDD and the Trustee. Staff is supposed to

prepare the report every July 1st, and conduct an inspection of all the infrastructure owned by the CDD in order to determine that everything is in good working order and condition. The Report was completed in June. Staff visited the passive and active parts of the CDD; checked the condition of the facilities, carried out visual inspections of the sidewalks, walkways, landscaping, irrigation and the greenways; reviewed records of the sanitary sewer system; visited the lakes; and inspected and photographed the lake banks, the culverts and inlets and included them in the Report.

Mr. Alvarez stated that the HOA is in charge of performing the CDD's maintenance under a Maintenance Agreement. Staff checked the reporting of water use for irrigation with South Florida Water Management District (SFWMD) and confirmed that all the sanitary sewer system, including the lift station, needs to be inspected every 10 years and a sanitary sewer evaluation survey needs to be filed with the Department of Environmental Resources Management (DERM); the maintenance company, named 300 Engineering Group, prepared this Report and filed it with DERM on July 31, 2023.

Mr. Alvarez concluded that, although it was noted that a few minor items need to be repaired and some caps need to be replaced, the overall conclusion was that everything is in good condition. Mr. Alvarez stated the Report is very well-documented and thorough and will be transmitted to be placed on file with the Trustee. Additional copies of the Report will also be emailed to the Board Members.

In response to a question, Mr. Alvarez stated the HOA was very helpful in providing his firm with a complete set of plans for the clubhouse, the pool, architecture structures, mechanical equipment, electrical equipment, plumbing etc.; the HOA provided very good records.

Asked if the next inspection is due in 2033, Mr. Alvarez stated the inspections commenced in 2012, the current inspection should have been done in 2022. A reminder or warning notice to prepare the report by July 31, 2023 was received and the Report was prepared and submitted in a timely manner, after the reminder.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, the District Engineer's Report for Fiscal Year 2023-2024 Pursuant to Section 9.21(b) of the Master Trust Indenture as it Relates to Special Assessment Bonds, Series 2013, as presented, was accepted.

Mr. Alvarez will email Mr. Rom the link to the Report so that it can be disseminated to the Board.

Mr. Alvarez left the call.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Seat 1; Term Expires November 2026

The Board did not appoint anyone.

Mr. Rom stated this item will be deferred to the next meeting.

- **Administration of Oath of Office to Appointed Supervisor (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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Certain Officers of the District; and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication
- B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2023-06. He reviewed the proposed Fiscal Year 2024 budget. The CDD underbudgeted insurance for several years; the budget will be amended to increase the "Insurance" line item from \$8,100 to \$8,500. Mr. Rom stated \$400 will be removed from "Unassigned fund balance" to offset the increase and keep assessment levels flat.

Supervisor Koffsmon joined the meeting, via telephone, at 5:18 p.m.

Discussion ensued regarding the budget, Supervisor pay, quarterly meetings, number of meetings that are advertised and following statutory guidelines.

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Sumbre and seconded by Mr. Benamu, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIX ORDER OF BUSINESS

Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

Mr. Rom presented Resolution 2023-07 and read the title.

On MOTION by Mr. Furmanski and seconded by Mr. Koffsmon, with all in favor, Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Benamu and seconded by Mr. Furmanski, with all in favor, Resolution 2023-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

NINTH ORDER OF BUSINESS

Discussion/Consideration of District Engineer's Report for Fiscal Year 2023-2024 Pursuant to Section 9.21(b) of the Master Trust Indenture as it Relates to Special Assessment Bonds, Series 2013

This item was presented following the Second Order of Business.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 9, 2023 Regular Meeting Minutes

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, May 9, 2023 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Mr. George presented the following Memorandums and discussed the requirements and information:

- **Update: Required Ethics Training**
- **Update: 2023 Legislative Memo & Laws of Florida**

B. District Engineer: Alvarez Engineers, Inc.

There was nothing further to report.

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

- I. 881 Registered Voters in District as of April 15, 2023**
- II. NEXT MEETING DATE: September 12, 2023 at 5:00 PM**
 - **QUORUM CHECK**

The September 12, 2024 meeting will be cancelled.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, the meeting adjourned at 5:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair