MINUTES OF MEETING
AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Aventura Isles Community Development District held a Regular Meeting on May 13, 2025 at 5:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

AUDIO NOT AVAILABLE DUE TO TECHNICAL DIFFICULTIES

THE MEETING MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

Present:

Marc Furmanski	Chair
Javier Sumbre	Assistant Secretary
Sadia Benamu	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Gregory George (via telephone)	District Counsel
Angel Camacho (via telephone)	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 5:04 p.m. The Oath of Office was administered to Marc Furmanski before the meeting.

Supervisors Sumbre, Furmanski and Benamu were present. Supervisor Koffsmon was absent. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Supervisor [Marc Furmanski - Seat 3] (the**

following will be provided under separate cover)

This item was addressed during the First Order of Business.

Mr. Furmanski is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Declaring a Vacancy in Seats 4 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing for Severability and an Effective Date**

Ms. Thomas presented Resolution 2025-01.

On MOTION by Mr. Sumbre and seconded by Mr. Koffsmon, with all in favor, Resolution 2025-01, Declaring a Vacancy in Seats 4 and 5 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Qualified Electors to Fill Vacant Seats**

A. Seat 4; Term Expires November 2028

Mr. Furmanski nominated Javier Sumbre to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, the appointment of Javier Sumbre to fill Seat 4, was approved.

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

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Javier Sumbre.

B. Seat 5; Term Expires November 2028

Mr. Furmanski nominated Sadia Benamu to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, the appointment of Sadia Benamu to fill Seat 5, was approved.

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

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Sadia Benamu.

C. Seat 1; Term Expires November 2026

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

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-02.

Mr. Furmanski nominated the following:

Marc Furmanski	Chair
Javier Sumbre	Vice Chair
Esteban Koffsmon	Assistant Secretary
Sadia Benamu	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Benamu and seconded by Mr. Furmanski, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following possible changes were discussed:

Page 1: Remove “Annual sanitary permit and Class V” (possibly)

Remove $2,150 if needed

On MOTION by Mr. Benamu and seconded by Mr. Furmanski, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 12, 2025 at 5:00 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.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date**

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Sumbre and seconded by Mr. Furmanski, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Ms. Cerbone presented Resolution 2025-05.

On MOTION by Mr. Sumbre and seconded by Mr. Furmanski, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office**

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

ELEVENTH ORDER OF BUSINESS **Discussion: Stormwater Management System Memo 2025**

The Stormwater Management System Memo was presented and was also discussed during the budget discussion. Ms. Thomas will contact the HOA for assurance that the requirements are being met, and Staff will help with stormwater management changes, agreement changes and ensure that the District has covered all aspects of the new legislation, including with the Department of Environmental Resource Management (DERM).

Staff will send the Memo to the HOA.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of August 13, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, August 13, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

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

B. District Engineer: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: August 12, 2025 at 5:00 PM [Adoption of FY2026 Proposed Budget]**
    - **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Sumbre and seconded by Mr. Furmanski, with all in favor, the meeting adjourned at 5:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair