

**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 20, 2025 at 5:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

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

Also present:

Kristen Thomas	District Manager
Gabriella Fernandez	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 5:02 p.m.

Supervisors Sumbre, Furmanski and Benamu were present. Supervisor Koffsmon was not present at roll call. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

This item was deferred.

Ms. Thomas encouraged the Board Members to refer interested candidates for the vacancy.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)

This item was deferred.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-08 and presented the proposed Fiscal Year 2026 budget.

Discussion ensued regarding the annual Sanitary Permit, Class V Permit and changes to Stormwater Management in Miami-Dade County.

Ms. Thomas discussed ongoing difficulties contacting the Master HOA following her recommendation in May that the Master HOA engage Raptor Back to fulfill the Class V Watering Permit requirements for a stormwater system cleaning schedule. The Statute now requires the vendor to carry the permit and serve as the emergency cleaner.

Ms. Thomas stated that she engaged the vendor on May 14, 2025 after Julian, the President of Raptor VAC, advised that Guido Gordilo failed to do so. She has been unable to reach the HOA despite numerous attempts by phone and email. The next steps recommended by District Management is to send a certified letter.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, designating Supervisor Benamu as liaison to work with the HOA on the new Statutes for stormwater cleaning, and to move forward with a letter to the HOA outlining expectations if there is no response by September 1, 2025, was approved.

Ms. Thomas stated she added \$2,150 to the General Fund Budget for the permit to allow Raptor VAC to pull the permit, to be reimbursed by the HOA. Bank fees have increased due to fees incurred for using Positive Pay. She recommended increasing “Contingencies/bank charges” accordingly.

The following change was made to the Fiscal Year 2026 budget:

Page 1, “Contingencies/bank charges” line item: Increase to \$1,500

Ms. Thomas stated that assessments will remain flat, year-over-year. The reduction to the assessments following the refinance occurred last year, which was confirmed via email.

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, 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. Sumbre, the Public Hearing was closed.

On MOTION by Mr. Sumbre and seconded by Mr. Furmanski, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Ms. Thomas presented Resolution 2025-09. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein, directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Benamu and seconded by Mr. Furmanski, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Sumbre and seconded by Mr. Benamu, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

Mr. Koffsmon joined the meeting, via telephone, at 5:22 p.m.

DUE TO AUDIO INTERFERENCE, THE REMAINDER OF THE MEETING WAS TRANSCRIBED PRIMARILY FROM THE MEETING NOTES

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, keeping the same reporting mechanism as for Fiscal Year 2025, were approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 13, 2025 Regular Meeting Minutes

On MOTION by Mr. Furmanski and seconded by Mr. Sumbre, with all in favor, May 13, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Ms. Fernandez discussed the following:

- **2025 Legislative Update**
- **Form 1 Submission and Ethics Training**

B. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **984 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: October 14, 2025 at 5:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on October 14, 2025, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

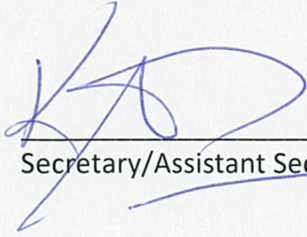
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Furmanski, and seconded by Mr. Sumbre, with all in favor, the meeting adjourned at 5:55 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair