

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

Multiple Public Hearings and a Regular Meeting of the Aventura Isles Community Development District's Board of Supervisors were held on Monday, February 5, 2018, 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
Derek Gordon	Assistant Secretary
Kent Naragon	Assistant Secretary
Lauren Arcaro	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Vanessa Steinerts	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:05 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

**Public Hearing to Hear and Receive
Public Comments on the Proposed Rules
of Procedure, Pursuant to Chapter 120,
Florida Statutes**

Ms. Cerbone stated that the Board would hear and receive public comments on the proposed Rules of Procedure, pursuant to Chapter 120, Florida Statutes.

A. Affidavit of Publication

Ms. Cerbone presented the affidavit of publication for today's Public Hearing.

- i. Notice of Rule Development**
- ii. Notice of Rulemaking**

These items were provided for informational purposes.

Ms. Cerbone stated these Rules of Procedure were standard to those used in other Districts. Ms. Steinerts reviewed them and determined that no changes were necessary. The Rules outline information about Supervisors, Supervisors’ seats, how meetings are conducted and District procedures.

In response to Mr. Feather’s question, Ms. Steinerts confirmed that she reviewed the Rules and they are similar, if not identical, to the Rules used in a majority of CDDs. Most of these Rules correspond with Florida Statutes and are on point, as well.

*****Ms. Cerbone opened the Public Hearing.*****

No members of the public spoke.

*****Ms. Cerbone closed the Public Hearing.*****

B. Consideration of Resolution 2018-03, Adopting the Rules of Procedure

Ms. Cerbone presented Resolution 2018-03.

On MOTION by Mr. Gordon and seconded by Mr. Edwards, with all in favor, Resolution 2018-03, Adopting the Rules of Procedure, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear and Receive Public Comments on the Proposed Rules Regarding the Use of the District’s Main Parks and Dog Parks, Pursuant to Chapter 120, Florida Statutes

A. Affidavit of Publication

Ms. Cerbone presented the affidavit of publication for today’s Public Hearing.

- i. Notice of Rule Development**
- ii. Notice of Rulemaking**

These items were provided for informational purposes.

Ms. Cerbone recalled discussion at the last meeting about the hours. The Board determined that the hours should be, dawn to dusk. Another discussion was regarding if pit bulls could be prohibited in the park and if it should be addressed in the Rules. Ms. Steinerts stated

that there have been challenges to the Miami-Dade County pit bull restrictions but, as of now, restrictions are in place for:

- American Pit Bull Terriers
- American Staffordshire Terriers
- Staffordshire Bull Terriers, and
- Other dogs with those similar breed characteristics

Ms. Steinerts stated the restriction on bringing those types of dogs into the Dog Park is still in place. If this Regulation should change the District would not be able to enforce that provision and the Rules could be revisited.

Ms. Cerbone stated that, similar to the Off-Leash Dog Park Rules, with the Main Park Rules, the hours will be from “dawn to dusk”. Also, as a result of the last meeting, the following change was made to the Main Park Rules to ensure that no property was excluded:

Section 3B: Delete “District”

Ms. Cerbone stated that those were the only two changes.

*****Ms. Cerbone opened the Public Hearing.*****

No members of the public spoke.

*****Ms. Cerbone closed the Public Hearing.*****

B. Consideration of Resolution 2018-04, Adopting the Rules Regarding the Use of the District’s Main Parks and Dog Parks

Ms. Cerbone presented Resolution 2018-04.

On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, Resolution 2018-04, Adopting the Rules Regarding the Use of the District’s Main Parks and Dog Parks, was adopted.

FIFTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December, 2017

Ms. Cerbone presented the Unaudited Financial Statements of December 31, 2017. Assessment revenue collections were at 76% and expenditures were at 33%.

Ms. Cerbone stated that she would have the \$1,000 lingering in the Capital Project Fund Account moved over, as a debt prepayment, to the Debt Service. A question arose at a prior meeting regarding the Developer advance, which the District owes back to the Developer. The

Developer does not have anything outstanding that the District has to pay so the District would reimburse the Developer by the end of February. In a prior meeting, the Board voted to authorize Management to secure general liability insurance coverage over the parks; however, Management decided to obtain only general liability now and not property coverage, since the District does not own the property. Ms. Cerbone confirmed that the HOA has insurance over the property in the parks.

On MOTION by Mr. Gordon and seconded by Mr. Feather, with all in favor, the Unaudited Financial Statements as of December 31, 2017, were approved.

SIXTH ORDER OF BUSINESS

Approval of December 4, 2017 Regular Meeting Minutes

Ms. Cerbone presented the December 4, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Feather and seconded by Mr. Gordon, with all in favor, the December 4, 2017 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Steinerts stated that, at the last meeting, changes to sign verbiage were discussed, such as changing a sign in the park that says it is owned and maintained by the CDD to state that it was established by the CDD. She recommended proceeding with that change, since the park is not owned and maintained by the District, to avoid giving that impression. Ms. Cerbone asked if Management should contact the HOA Property Manager, since the HOA installed and paid for the sign. Ms. Steinerts thought that would probably be best. Ms. Cerbone would email the HOA Property Manager to address all signage.

B. District Engineer: *Schwebke-Shiskin & Associates, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC***i. NEXT MEETING DATE: March 5, 2018 at 1:00 p.m.**

Ms. Cerbone stated that the next meeting will be held on March 5, 2018 at 1:00 p.m., at this location.

Ms. Cerbone discussed the decision to schedule meetings for the first Monday of every month but not necessarily meeting every month. Friday, September 14, 2018 was set as the meeting date for the budget public hearing. Since the District is in Miami-Dade County, it is best to have it later in September because, if within a specified time frame, the District could save money by not having to send letters to the residents, if there was an assessment increase.

Mr. Feather stated that he will not be available July 2 and requested changing the September date to September 10 or 17. Ms. Cerbone stated, if necessary, the September date could be changed. Between now and September, the Board must approve a proposed Fiscal Year 2019 budget, no later than mid-June, and meet, typically on or before September 15th, to adopt the budget. In response to Mr. Feather's question regarding the September meeting date, Ms. Cerbone replied that the County has a three to five-day window when Districts can have a public hearing, adopt the budget and avoid having to mail notices to residents. If the public hearing was on September 3, the District would be excluded from that option. She would verify the dates that would meet the County provisions so the District could avoid sending notices to residents.

Ms. Cerbone discussed the process for determining whether to cancel scheduled meetings.

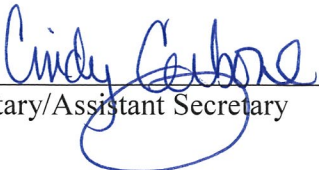
NINTH ORDER OF BUSINESS**Supervisors' Requests and Public Comments**

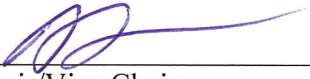
There being no Supervisors' requests or public comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

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

<p>On MOTION by Ms. Arcaro and seconded by Mr. Gordon, with all in favor, the meeting adjourned at 1:31 p.m.</p>


Secretary/Assistant Secretary


Chair/Vice Chair