

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

The Board of Supervisors of the Aventura Isles Community Development District held a Regular Meeting on February 8, 2022, at 5:30 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present were:

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

Also present, were:

Daniel Rom	District Manager
Gregory George	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 5:30 p.m. Supervisors Koffsmon, Sumbre and Benamu were present, in person. Supervisor Furmanski was attending via telephone. Supervisor Litman was not present

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Winningham & Fradley,
Inc., Stormwater Management Needs
Analysis Proposal**

This item was presented following the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Response to RFQ for Engineering Services from Alvarez Engineers, Inc.

A. Competitive Selection Criteria

This item was waived since there was only one response to the Request for Qualifications (RFQ).

B. Award of Contract

Mr. Rom stated that this item is on the agenda because the current District Engineer expressed a desire to discontinue servicing the CDD, which prompted the RFQ process. He read the following from Page 1 of the response to the RFQ submitted by Alvarez Engineers, Inc. (AEI), the sole respondent:

“Our firm, located in Doral, Florida, is experienced and has the qualifications, personnel, and resources necessary to serve as District Engineer to Aventura Isles CDD. Since 1998, our firm has been Engineering Consultant to over 70 Community Development Districts throughout Miami-Dade, Broward and Charlotte Counties, which have issued more than \$1,400,000,000 in bonds for financing public infrastructure.”

Mr. Rom stated that Management has had positive experiences working with Mr. Alvarez and his team on other CDDs and feels that they are well-qualified to represent the CDD.

Mr. Rom and Mr. George responded to questions regarding why the current District Engineer resigned, why a new District Engineer must be engaged, the amount of involvement by the District Engineer, AEI’s fee schedule, why there was only one response to the RFQ and why Mr. Alvarez was not present at the meeting.

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, awarding the Engineering Services contract to Alvarez Engineers, Inc., the sole respondent to the RFQ, authorizing Staff to draft a form of Agreement and authorizing the Chair or Vice Chair to execute, was approved.

- **Consideration of Winningham & Fradley, Inc., Stormwater Management Needs Analysis Proposal**

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

Mr. Rom presented the Winningham & Fradley, Inc., proposal, in the amount of \$53,500 to \$75,000, for preparation of the Stormwater Management Needs Analysis Report. He discussed the recently approved legislation that requires CDDs to submit a 20-year Stormwater Needs Analysis by June 30, 2022 and every five years thereafter. Mr. Rom stated this proposal was one the reasons for the RFQ for Engineering Services. He indicated that the Board could reject this proposal and ask the new District Engineer, AEI, to submit a proposal.

Discussion ensued regarding the proposal, Needs Analysis Report scope of work and involvement from the HOA.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2022-01. He stated that Seats 1 and 5, currently held by Mr. Litman and Mr. Benamu, respectively, will be up for election at the 2022 November General Election. The candidate qualifying period is June 13 - 17, 2022.

Discussion ensued regarding the Seats. Mr. Rom was asked to contact Mr. Koffsmon if a candidate is needed.

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2021.

On MOTION by Mr. Sumbre and seconded by Mr. Koffsmon, with all in favor, the Unaudited Financial Statements as of December 31, 2021, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of August 10, 2021 Public Hearing and Regular Meeting Minutes

Mr. Rom presented the August 10, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, the August 10, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There was no other business.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer:

There was no report.

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

- **NEXT MEETING DATE: March 8, 2022 at 5:00 p.m.**
 - **QUORUM CHECK**

Mr. Rom stated that the March meeting would be cancelled and the next meeting would be held on May 10, 2022.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Discussion ensued regarding a proposal from AEI for preparation and submittal of the 20-Year Stormwater Needs Analysis Report and ensuring that the District Engineer submits it by the deadline.

The Board directed Mr. Rom to discuss the proposal with Mr. Koffsmon.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, the meeting adjourned at 6:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair