

AVENTURA ISLES

COMMUNITY DEVELOPMENT DISTRICT

May 10, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Aventura Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 3, 2022

Board of Supervisors
Aventura Isles Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Aventura Isles Community Development District will hold a Regular Meeting on May 10, 2022, at 5:00 p.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Keith Litman, Seat 1 (*Term Expires November 2022*)
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1
 - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2022-02, Designating Certain Officers of the District; and Providing for an Effective Date
6. Consideration of Alvarez Engineers, Inc., Stormwater Management Needs Analysis Proposal

7. Consideration of Resolution 2022-03, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
8. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
9. Acceptance of Unaudited Financial Statements as of March 31, 2022
10. Approval of February 8, 2022 Regular Meeting Minutes
11. Other Business
12. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 14, 2022 at 5:00 p.m.

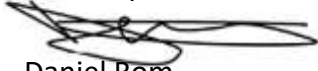
○ QUORUM CHECK

	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ESTEBAN KOFFSMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MARC FURMANSKI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JAVIER SUMBRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SADIA BENAMU	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Supervisors' Requests
14. Public Comments
15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Aventura Isles Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Keith Litman
Printed Name

Date: 2/9/2022

I hereby tender my resignation as a member of the Board of Supervisors of the *Aventura Isles Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [] faxed to 561-571-0013 or [] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Aventura Isles Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary, and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 10th day of May, 2022.

ATTEST:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email juan.alvarez@alvarezeng.com

May 2, 2022

Aventura Isles Community Development District
Attn: District Manager Daniel Rom
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Via email (Only): romd@whhassociates.com
Juanjr.alvarez@alvarezeng.com

Reference: Proposal for Engineering Services
For Performing a Stormwater Needs Analysis
Pursuant to Section 5 of Section 403.9302, Florida Statutes
For Aventura Isles Community Development District

Dear Mr. Rom:

It is our pleasure to submit this proposal to provide engineering assistance to Aventura Isles Community Development District (the "District" or "CDD"). With this letter of engagement, we are offering to prepare a 20-year stormwater needs analysis pursuant to Section 5 of Section 403.9302, Florida Statutes. This analysis will generally consist of the following:

Scope of Services

1. A detailed description of the stormwater management program.
 - a. Narrative
 - b. Current stormwater program activities.
 - c. Current stormwater program operation and maintenance activities.
2. Description of the stormwater management system.
3. The number of current and projected residents served calculated in 5-year increments.
4. Current and projected service area for the stormwater management program.
5. Current and projected cost of providing stormwater services calculated in 5-year increments.
 - a. Routine Operation and Maintenance.
 - b. Future expansion.
 - c. Stormwater projects that are part of resiliency initiatives related to climate change.
6. Estimation of remaining useful lift of the stormwater facilities.
7. Historical or actual expenditures for maintenance of the stormwater management system.
8. The CDD plan to fund the maintenance of the stormwater management system.
9. Filing the result of the analysis with the appropriate governmental entity no later than June 30, 2022.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email juan.alvarez@alvarezeng.com

Method of Authorization


If authorized below by the District, this item will be considered a lump-sum amount work authorization.

Compensation

For the 2022 analysis described in the Scope of Services above, a lump-sum amount of \$8,000.00 will be paid to Alvarez Engineers upon submission of the analysis.

Please acknowledge authorization of this work authorization by signing below. We look forward to working with the District on this project.

For the District
Title:
Date:

DocuSigned by:

91E21FBBCEDD4E0...

Juan R. Alvarez, PE
President
Alvarez Engineers, Inc.

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Aventura Isles Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 9, 2022
HOUR: 5:00 PM
LOCATION: Office Park at California Club
1031 Ives Dairy Road, Suite 228
Miami, Florida 33179

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10th DAY OF MAY, 2022.

ATTEST:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
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Assessment Summary	6

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual Through 2/28/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 95,175				\$ 95,144
Allowable discounts (4%)	(3,807)				(3,806)
Assessment levy: on-roll - net	91,368	\$ 85,188	\$ 6,180	\$ 91,368	91,338
Interest	-	11	-	11	-
Total revenues	91,368	85,199	6,180	91,379	91,338
EXPENDITURES					
Professional & administrative					
Supervisors	5,000	600	2,153	2,753	4,306
Management/accounting/recording	48,960	24,480	24,480	48,960	48,960
Legal	10,000	2,000	3,000	5,000	10,000
Engineering	2,500	-	10,000	10,000	2,500
Audit	5,900	5,700	200	5,900	6,100
Arbitrage rebate calculation	750	750	-	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,750	3,500	250	3,750	3,750
Telephone	200	100	100	200	200
Postage	500	20	480	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,000	145	855	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance: GL and D&O	7,636	7,185	-	7,185	8,100
Contingencies/bank charges	777	224	553	777	777
Website maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Annual operating permit	853	-	853	853	853
Property appraiser & tax collector	952	852	100	952	952
Total expenditures	91,368	47,396	43,774	91,170	91,338
Net increase/(decrease) of fund balance	-	37,803	(37,594)	209	-
Fund balance - beginning (unaudited)	68,431	72,932	110,735	72,932	73,141
Fund balance - ending (projected)					
Assigned					
3 months working capital	29,969	29,797	32,182	32,182	30,310
Unassigned	38,462	80,938	40,959	40,959	42,831
Fund balance - ending (projected)	\$ 68,431	\$ 110,735	\$ 73,141	\$ 73,141	\$ 73,141

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,960
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	3,750
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance: GL and D&O	8,100
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	777
Bank charges, automated AP and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	210
Annual operating permit	853
Miami Dade County operating permit for District sanitary sewers.	
Property appraiser & tax collector	952
Total expenditures	<u>\$ 91,338</u>

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted FY 2022 Budget	Actual through 2/28/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 630,209				\$ 630,209
Allowable discounts (4%)	(25,208)				(25,208)
Assessment levy: on-roll - net	605,001	\$ 554,111	\$ 50,890	\$ 605,001	605,001
Interest	-	33	-	33	-
Total revenues	605,001	554,144	50,890	605,034	605,001
EXPENDITURES					
Debt service					
Principal	160,000	160,000	-	160,000	170,000
Interest	431,588	217,894	213,694	431,588	422,925
Total expenditures	591,588	377,894	213,694	591,588	592,925
Other fees & charges					
Property appraiser	6,302	5,641	661	6,302	6,302
Total other fees & charges	6,302	5,641	661	6,302	6,302
Total expenditures	597,890	383,535	214,355	597,890	599,227
Excess/(deficiency) of revenues over/(under) expenditures	7,111	170,609	(163,465)	7,144	5,774
Fund balance:					
Beginning fund balance (unaudited)	746,107	753,965	924,574	753,965	761,109
Ending fund balance (projected)	\$ 753,218	\$ 924,574	\$ 761,109	\$ 761,109	766,883
Use of fund balance					
Debt service reserve account balance (required)					(300,650)
Principal & Interest expense - November 1, 2023					(389,231)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 77,002</u>

AVENTURA ISLES

Community Development District

Series 2013

\$8,305,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2022	170,000.00	5.250%	213,693.75	383,693.75
05/01/2023	-		209,231.25	209,231.25
11/01/2023	180,000.00	5.250%	209,231.25	389,231.25
05/01/2024	-		204,506.25	204,506.25
11/01/2024	185,000.00	5.250%	204,506.25	389,506.25
05/01/2025	-		199,650.00	199,650.00
11/01/2025	200,000.00	6.000%	199,650.00	399,650.00
05/01/2026	-		193,650.00	193,650.00
11/01/2026	210,000.00	6.000%	193,650.00	403,650.00
05/01/2027	-		187,350.00	187,350.00
11/01/2027	220,000.00	6.000%	187,350.00	407,350.00
05/01/2028	-		180,750.00	180,750.00
11/01/2028	235,000.00	6.000%	180,750.00	415,750.00
05/01/2029	-		173,700.00	173,700.00
11/01/2029	250,000.00	6.000%	173,700.00	423,700.00
05/01/2030	-		166,200.00	166,200.00
11/01/2030	265,000.00	6.000%	166,200.00	431,200.00
05/01/2031	-		158,250.00	158,250.00
11/01/2031	280,000.00	6.000%	158,250.00	438,250.00
05/01/2032	-		149,850.00	149,850.00
11/01/2032	295,000.00	6.000%	149,850.00	444,850.00
05/01/2033	-		141,000.00	141,000.00
11/01/2033	315,000.00	6.000%	141,000.00	456,000.00
05/01/2034	-		131,550.00	131,550.00
11/01/2034	335,000.00	6.000%	131,550.00	466,550.00
05/01/2035	-		121,500.00	121,500.00
11/01/2035	355,000.00	6.000%	121,500.00	476,500.00
05/01/2036	-		110,850.00	110,850.00
11/01/2036	375,000.00	6.000%	110,850.00	485,850.00
05/01/2037	-		99,600.00	99,600.00
11/01/2037	395,000.00	6.000%	99,600.00	494,600.00
05/01/2038	-		87,750.00	87,750.00
11/01/2038	420,000.00	6.000%	87,750.00	507,750.00
05/01/2039	-		75,150.00	75,150.00
11/01/2039	445,000.00	6.000%	75,150.00	520,150.00
05/01/2040	-		61,800.00	61,800.00
11/01/2040	470,000.00	6.000%	61,800.00	531,800.00
05/01/2041	-		47,700.00	47,700.00
11/01/2041	500,000.00	6.000%	47,700.00	547,700.00
05/01/2042	-		32,700.00	32,700.00
11/01/2042	530,000.00	6.000%	32,700.00	562,700.00
05/01/2043	-		16,800.00	16,800.00
11/01/2043	560,000.00	6.000%	16,800.00	576,800.00
Total	7,190,000.00		5,712,768.75	12,902,768.75

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY - GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2023**

Number of Units	Unit Type	Projected Fiscal Year 2023			FY 2022
		GF	DSF	GF & DSF	Assessment
138	SF Large (40') - Increment 1	\$ 145.71	\$ 1,041.67	\$ 1,187.38	\$ 1,187.43
43	SF Large (40') - Increment 2	145.71	1,250.00	1,395.71	1,395.76
162	SF Medium (35') - Increment 1	145.71	937.50	1,083.21	1,083.26
29	SF Medium (35') - Increment 2	145.71	1,145.83	1,291.54	1,291.59
93	SF Small (30') - Increment 1	145.71	833.33	979.04	979.09
22	SF Small (30') - Increment 2	145.71	1,041.67	1,187.38	1,187.43
28	TH (22'x40') - Increment 1	145.71	729.17	874.88	874.93
138	TH (22'x40') - Increment 2	145.71	937.50	1,083.21	1,083.26
<u>653</u>					

Notes:

1. FY 2023 Assessments assume payment of assessment on the real estate tax bill in March of 2023; payment made in November of 2022 will amount to 96% of the amounts listed above and correspond to the amounts disclosed in the Declaration of Restrictive Covenants for the Aventura Isles CDD.

2. Increment 1 units are those which were sold or were under contract before 09/11/2013, while Increment 2 units are those which were sold or were under contract after 09/11/2013.

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2022-04

A RESOLUTION OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Aventura Isles Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Miami-Dade County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of May, 2022.

ATTEST:

**AVENTURA ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2022	Regular Meeting	5:00 PM
November 8, 2022	Regular Meeting	5:00 PM
December 13, 2022	Regular Meeting	5:00 PM
January 10, 2023	Regular Meeting	5:00 PM
February 14, 2023	Regular Meeting	5:00 PM
March 14, 2023	Regular Meeting	5:00 PM
April 11, 2023	Regular Meeting	5:00 PM
May 9, 2023	Regular Meeting	5:00 PM
June 13, 2023	Regular Meeting	5:00 PM
July 11, 2023	Regular Meeting	5:00 PM
August 8, 2023	Public Hearing & Regular Meeting	5:00 PM
September 12, 2023	Regular Meeting	5:00 PM

AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT

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**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 121,526	\$ -	\$ 121,526
Investments			
Revenue	-	618,233	618,233
Reserve	-	305,673	305,673
Prepayment	-	87	87
Due from general fund	-	10,581	10,581
Total assets	\$ 121,526	\$ 934,574	\$ 1,056,100
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to debt service fund	\$ 10,581	\$ -	\$ 10,581
Total liabilities	10,581	-	10,581
Fund balances:			
Restricted for:			
Debt service	-	934,574	934,574
3 months working capital	29,797	-	29,797
Unassigned	81,148	-	81,148
Total fund balances	110,945	934,574	1,045,519
Total liabilities and fund balances	\$ 121,526	\$ 934,574	\$ 1,056,100

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,614	\$ 85,188	\$ 91,368	93%
Interest and miscellaneous	1	11	-	N/A
Total revenues	<u>1,615</u>	<u>85,199</u>	<u>91,368</u>	93%
EXPENDITURES				
Professional & administrative				
Supervisors	-	600	5,000	12%
Management/accounting/recording	4,080	24,480	48,960	50%
Legal	500	2,000	10,000	20%
Engineering	-	-	2,500	0%
Audit	2,200	6,450	5,900	109%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	3,500	3,750	93%
Telephone	17	100	200	50%
Postage	10	20	500	4%
Printing & binding	42	250	500	50%
Legal advertising	-	145	1,000	15%
Annual special district fee	-	175	175	100%
Insurance: GL and D&O	-	7,185	7,636	94%
Contingencies/bank charges	89	224	777	29%
ADA website maintenance	-	-	210	0%
Website	-	705	705	100%
Annual operating permit	-	-	853	0%
Total professional & administrative	<u>7,021</u>	<u>46,334</u>	<u>90,416</u>	51%
Other fees & charges				
Property appraiser	-	-	476	0%
Tax collector	16	852	476	179%
Total other fees & charges	<u>16</u>	<u>852</u>	<u>952</u>	89%
Total expenditures	<u>7,037</u>	<u>47,186</u>	<u>91,368</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(5,422)	38,013	-	
Fund balances - beginning	116,367	72,932	52,778	
Fund balances - ending				
3 months working capital	29,797	29,797	29,797	
Unassigned	81,148	81,148	22,981	
Fund balances - ending	<u>\$ 110,945</u>	<u>\$ 110,945</u>	<u>\$ 52,778</u>	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 10,688	\$ 564,111	\$ 605,001	93%
Interest	7	33	-	N/A
Total revenues	<u>10,695</u>	<u>564,144</u>	<u>605,001</u>	93%
EXPENDITURES				
Principal	-	160,000	160,000	100%
Interest	-	217,894	431,588	50%
Total debt service	<u>-</u>	<u>377,894</u>	<u>591,588</u>	64%
Other fees and charges				
Property appraiser & tax collector	107	5,641	6,302	90%
Total other fees and charges	<u>107</u>	<u>5,641</u>	<u>6,302</u>	90%
Total expenditures	<u>107</u>	<u>383,535</u>	<u>597,890</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	10,588	180,609	7,111	
Fund balance - beginning	923,986	753,965	735,581	
Fund balance - ending	<u>\$ 934,574</u>	<u>\$ 934,574</u>	<u>\$ 742,692</u>	

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

10

DRAFT

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

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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.

37 **FOURTH ORDER OF BUSINESS** **Consideration of Response to RFQ for**
38 **Engineering Services from Alvarez**
39 **Engineers, Inc.**
40

41 **A. Competitive Selection Criteria**

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

44 **B. Award of Contract**

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

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

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

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

60

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

65

66

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

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

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

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

78

79 **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**

88

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

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

94

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

101

102

103 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
104 **Statements as of December 31, 2021**

105
106 Mr. Rom presented the Unaudited Financial Statements as of December 31, 2021.

107
108 **On MOTION by Mr. Sumbre and seconded by Mr. Koffsmon, with all in favor,**
109 **the Unaudited Financial Statements as of December 31, 2021, were accepted.**

110
111
112 **SEVENTH ORDER OF BUSINESS** **Approval of August 10, 2021 Public Hearing**
113 **and Regular Meeting Minutes**

114
115 Mr. Rom presented the August 10, 2021 Public Hearing and Regular Meeting Minutes.

116
117 **On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor,**
118 **the August 10, 2021 Public Hearing and Regular Meeting Minutes, as**
119 **presented, were approved.**

120
121
122 **EIGHTH ORDER OF BUSINESS** **Other Business**

123
124 There was no other business.

125
126 **NINTH ORDER OF BUSINESS** **Staff Reports**

127
128 **A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

129 There was no report.

130 **B. District Engineer:**

131 There was no report.

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

133 • **NEXT MEETING DATE: March 8, 2022 at 5:00 p.m.**

134 ○ **QUORUM CHECK**

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

137

138 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

139

140 Discussion ensued regarding a proposal from AEI for preparation and submittal of the
141 20-Year Stormwater Needs Analysis Report and ensuring that the District Engineer submits it by
142 the deadline.

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

144

145 **ELEVENTH ORDER OF BUSINESS**

Public Comments

146

147 There were no public comments.

148

149 **TWELFTH ORDER OF BUSINESS**

Adjournment

150

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

152

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

155

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

161
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166

Secretary/Assistant Secretary

Chair/Vice Chair

**AVENTURA ISLES
COMMUNITY DEVELOPMENT DISTRICT**

12C

AVENTURA ISLES COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2021 CANCELED	Regular Meeting	5:00 PM
November 9, 2021 CANCELED	Regular Meeting	5:00 PM
December 14, 2021 CANCELED	Regular Meeting	5:00 PM
January 11, 2022 CANCELED	Regular Meeting	5:00 PM
February 8, 2022	Regular Meeting	5:00 PM
March 8, 2022 CANCELED	Regular Meeting	5:00 PM
April 12, 2022 CANCELED	Regular Meeting	5:00 PM
May 10, 2022	Regular Meeting <i>(Approve FY2023 Proposed Budget)</i>	5:00 PM
June 14, 2022	Regular Meeting	5:00 PM
July 12, 2022	Regular Meeting	5:00 PM
August 9, 2022	Public Hearing & Regular Meeting <i>(Aadopt FY2023 Proposed Budget)</i>	5:00 PM
September 13, 2022	Regular Meeting	5:00 PM