

**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 9, 2023 at 5:00 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
	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Gregory George	District Counsel
Juan Alvarez	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 5:10 p.m.

Supervisors Sumbre, Koffsmon and Benamu were present. Supervisor Furmanski attended via telephone. Supervisor Levy was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Leon Levy
[SEAT 1]**

Mr. Rom presented Mr. Leon Levy's resignation.

On MOTION by Mr. Koffsmon and seconded by Mr. Benamu, with all in favor, the resignation of Mr. Leon Levy from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Mr. Rom presented Resolution 2023-01. Since no candidates qualified to run in the General Election for Seats 1 and 2, it is necessary to declare those Seats vacant so that the remaining Board Members can appoint qualified electors to fill Seats 1 and 2. Mr. Koffsmon is a holdover Board Member in Seat 1 until the seat is declared vacant and an appointment is made to fill the seat.

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, Resolution 2023-01, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Qualified Electors to Seat 1 and Seat 2; Terms Expire November 2026

Mr. Furmanski nominated Mr. Esteban Koffsmon to fill Seat 2.

No other nominations were made.

No nominations were made for Seat 1.

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, the appointment of Mr. Esteban Koffsmon to fill Seat 2, was approved.

SIX ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisors (the following to be provided in a separate package)

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Esteban Koffsmon. Mr. Koffsmon was already familiar with the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District; and Providing for an Effective Date

Mr. Rom presented Resolution 2022-02. Mr. Sumbre nominated the following slate:

Marc Furmanski	Chair
Javier Sumbre	Vice Chair
Esteban Koffsmon	Assistant Secretary
Sadia Benamu	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Koffsmon and seconded by Mr. Furmanski, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law;

Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2022-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

▪ **Approval of Supplemental Engineer’s Report Pertaining to the State and Condition of the CDD Infrastructure**

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

Mr. Alvarez presented the Supplemental Engineer’s Report. He reported the following;

- The Report was prepared September 6, 2022.
- The Table on Pages 2 and 3 contains a list of all the land tracts in the CDD, uses, easements, owners of the tracts, easements, etc.
- The Table on Page 4 contains the estimated Operation and Maintenance (O&M) expenses for the CDD infrastructure/improvements and the parties responsible for the O&M expenses.

Discussion ensued regarding ownership, responsible entities and the process for the CDD and the Association working together.

- The Report details the state and condition of the stormwater and drainage system, parks and recreational facilities, including landscape replacement, mowing and tree trimming, irrigation system and sidewalks and paths.
- Page 8 of the Report provides recommendations of things the CDD needs, such as plans that might already exist, work to be performed in the future, etc.

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, the Supplemental Engineer’s Report Pertaining to the State and Condition of the CDD Infrastructure, was approved.

▪ **Discussion Resumed: Consideration of Resolution 2023-03**

On MOTION by Mr. Benamu and seconded by Mr. Sumbre, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2023 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 for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date

Mr. Rom presented Resolution 2023-04. This is necessary because expenditures exceeded budget. The primary cause was higher than expected Engineering costs.

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, Resolution 2023-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Aventura Isles Master Homeowners' Association, Inc., First Amendment to Maintenance Agreement

Mr. Rom presented the First Amendment to the Maintenance Agreement. This is necessary to essentially extend the Agreement because the existing Agreement is set to expire in 2023.

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, the Aventura Isles Master Homeowners' Association, Inc., First Amendment to Maintenance Agreement, was approved.

ELEVENTH ORDER OF BUSINESS

Approval of Supplemental Engineer’s Report Pertaining to the State and Condition of the CDD Infrastructure

This item was presented during the Eighth Order of Business.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

On MOTION by Mr. Koffsmon and seconded by Mr. Sumbre, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of August 9, 2022 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Furmanski and seconded by Mr. Benamu, with all in favor, August 9, 2022 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.

- **Update: 2022 Legislative Memo**

Mr. George stated that a legislative update for 2023 will be provided at the next meeting.

B. District Engineer: Alvarez Engineers, Inc.

There was nothing further to report.

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

I. ___ Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: June 13, 2023 at 5:00 PM

- **QUORUM CHECK**

The next meeting will be June 13, 2023, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Koffsmon and seconded by Mr. Furmanski, with all in favor, the meeting adjourned at 6:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair