

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

The Board of Supervisors of the Sebastian Isles Community Development District held Multiple Public Hearings and a Regular Meeting on October 12, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present at the meeting were:

Karl Albertson	Chair
Javier Tavel	Vice Chair
Logan Bell	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:36 p.m. Mr. Albertson, Mr. Tavel and Mr. Bell were present in person. Mr. Tello and Ms. Cortes were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Albertson, Mr. Tavel and Mr. Bell. The Oath of Office will be administered to Mr. Tello and Ms. Cortes at another time. The Board was 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. Chapter 190, Florida Statutes**

D. 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

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-01. She recapped the results of the Landowners’ Election, held just prior to this meeting, as follows:

Seat 1	Karl Albertson	16 votes	4-Year Term
Seat 2	Javier Tavel	16 votes	4-Year Term
Seat 3	Rebecca Cortes	15 votes	2-Year Term
Seat 4	David Tello	15 votes	2-Year Term
Seat 5	Logan Bell	15 votes	2-Year Term

On MOTION by Mr. Albertson and seconded by Mr. Bell with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2023-02. Mr. Albertson nominated the following slate of officers:

Karl Albertson	Chair
Javier Tavel	Vice Chair
Craig Wrathell	Secretary
Rebecca Cortes	Assistant Secretary

David Tello	Assistant Secretary
Logan Bell	Assistant Secretary
Daniel Rom	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sebastian Isles Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-03 and read the title.

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Sebastian Isles Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and rights.*

These items were addressed below.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

- C. Engineer’s Report (*for informational purposes*)**

The Engineer’s Report was included for informational purposes and reflects the insignificant updates that were made at the last meeting.

- D. Master Special Assessment Methodology Report (*for informational purposes*)**

The Master Special Assessment Methodology Report was included for informational purposes.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the Public Hearing was opened.

No affected property owners spoke.

On MOTION by Mr. Albertson and seconded by Mr. Bell, with all in favor, the Public Hearing was closed.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and rights*

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

- E. Consideration of Resolution 2023-04, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for By Chapters 170, 190 and 197, Florida Statutes; Providing for True-Up Payments; Making Provisions Relating to the Transfer of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Cerbone presented Resolution 2023-04 and read the title.

Ms. Wald stated she provided a revised version of Resolution 2023-04, which differs from the one in the agenda package. Section 2(d) was updated, as she just received confirmation to designate the offices of Alvarez Engineers as the Local Records Office.

On MOTION by Mr. Tavel and seconded by Mr. Bell, with all in favor, Resolution 2023-04, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for By Chapters 170, 190 and 197, Florida Statutes; Providing for True-Up Payments; Making Provisions Relating to the Transfer of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2023-05, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-05

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, Resolution 2023-05, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning July 17, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone reviewed the proposed Fiscal Year 2022 budget, which is a partial-year, Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-06. The following change was made to Resolution 2023-06:

Title and throughout Resolution 2023-06: Change “July 17, 2021” to “July 17, 2022”

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, Resolution 2023-06, as amended, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning July 17, 2022, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone stated the budget line item “Street lights-electric” that was approved at the last meeting was added to proposed Fiscal Year 2023 budget.

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Bell and seconded by Mr. Tavel, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-07.

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2022.

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of August 15, 2022 Organizational Meeting Minutes

Ms. Cerbone presented the August 15, 2022 Organizational Meeting Minutes.

On MOTION by Mr. Albertson and seconded by Mr. Bell, with all in favor, the August 15, 2022 Organizational Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Wald stated the bond validation hearing will be held on November 7, 2022.

B. District Engineer (Interim): *Alvarez Engineers, Inc.*

There was no report.

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

- **NEXT MEETING DATE: November 21, 2022 at 10:30 a.m., or immediately following the adjournment of the Juniper Cove CDD meeting**

- **QUORUM CHECK**

The next meeting will be held on November 21, 2022, unless cancelled.

▪ Board Members' Comments/Requests

This item was an addition to the agenda.

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bell and seconded by Mr. Albertson, with all in favor, the meeting adjourned at 10:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair