

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

The Board of Supervisors of the Sebastian Isles Community Development District held a Regular Meeting on February 20, 2023 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35<sup>th</sup> Lane, Suite #101, Doral, Florida 33172.

**Present at the meeting were:**

Karl Albertson (via telephone)	Chair
Javier Tavel	Vice Chair
Logan Bell (via telephone)	Assistant Secretary
Rebecca Cortes	Assistant Secretary
David Tello	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:31 p.m. The Oath of Office was administered to Javier Tavel at a previous meeting and administered to Rebecca Cortes and David Tello before this meeting.

Supervisors Tavel, Tello and Cortes were present. Supervisors Albertson and Bell attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisors, Rebecca Cortes [SEAT 3] AND David Tello [SEAT 4] *(the following will be provided in a separate package)***

This item was addressed during the First Order of Business. All Supervisors are familiar with the following:

- 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**
  - **Consideration of Slate of Officers**

**This item was an addition to the agenda.**

Mr. Tavel 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. Tavel and seconded by Mr. Tello, with all in favor, the Slate of Officers, as nominated, was approved.**

Ms. Wald presented the Acquisition Agreement for acquisition by the CDD of improvements that DR Horton, Inc., completed. This is an important step in acquiring the water and sewer systems so the CDD can, in turn, transfer those improvements to the local governing entity.

**On MOTION by Mr. Tavel and seconded by Mr. Tello, with all in favor, the Acquisition Agreement with DR Horton, Inc., in substantial form, allowing for and authorizing Staff to make non-substantial changes, as necessary, and authorizing execution, was approved.**

**Supervisor Albertson left the meeting at approximately 10:35 a.m.**

Regarding public driveways and drainage easements, Mr. Alvarez stated, when the CDD is ready to acquire completed roadway infrastructure and drainage, the legal descriptions and transfers of land rights need to be in place in order to acquire them. Referring to a map, Mr. Alvarez identified a portion of Tract A that the CDD will need to own and the CDD will obtain an easement over that area. His understanding is that Tract A will be deeded to the HOA but the CDD must first own the identified portion before Tract A is deeded to the HOA. In past situations like this, the surveyor for the land developer has described the area. Mr. Alvarez stated that he can coordinate with the surveyor and explain the situation.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2022**

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2022.

**On MOTION by Mr. Tavel and seconded by Mr. Tello, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Rom presented the following:

- A. October 12, 2022 Landowners' Meeting**

**B. October 12, 2022 Public Hearings and Regular Meeting**

**On MOTION by Mr. Tello and seconded by Mr. Tavel, with all in favor, the October 12, 2022 Landowners’ Meeting Minutes and October 12, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: March 20, 2023 at 10:30 AM, or immediately following the adjournment of the Juniper Cove CDD meeting**

- **QUORUM CHECK**

The next meeting will be held on March 20, 2023, unless cancelled.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Tavel and seconded by Ms. Cortes, with all in favor, the meeting adjourned at 10:41 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair