

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

The Board of Supervisors of the Sebastian Isles Community Development District held a Regular Meeting on October 16, 2023 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

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| Rebeca Cortes | Assistant Secretary |
| David Tello | Assistant Secretary |

Also present:

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| Daniel Rom | District Manager |
| Ginger Wald | District Counsel |
| Raul Alessandri | District Engineer |
| Cynthia Caldevilla | Supervisor Appointee |
| Keith Leonard | Supervisor Appointee |
| Justin Rowan (via telephone) | DRH |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:36 a.m.

Supervisors Cortes and Tello were present. Supervisors Albertson and Bell were not present. One seat was vacant.

Ms. Wald stated, as there are only two Board Members present, the resignations must be addressed first, before the Board can take any other actions, including hearing Public Comments.

SECOND ORDER OF BUSINESS

Public Comments

This item occurred following Eighth Order of Business.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Javi Tavel [SEAT 2]; Term Expires
November 2026**

Mr. Rom presented Mr. Javier Tavel's resignation.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the resignation of Mr. Javier Tavel from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 2**

Mr. Rom stated Ms. Cynthia Caldevilla expressed interest in filling Seat 2.

Ms. Wald recalled that Mr. Tavel's resignation was accepted at the last meeting.

Mr. Rom stated Item 3 would be stricken.

Ms. Wald stated, since there are only two sitting Board Members present, the only actions they can take as a Board of two, is to accept all the resignations and then, as a Board of only two Supervisors, they can then appoint people to fill the vacant seats.

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Karl
Albertson [Seat 1]; Term Expires November
2026**

Mr. Rom presented Mr. Karl Albertson's resignation letter.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the resignation of Mr. Karl Albertson from Seat 1, was accepted.

- **Acceptance of Resignation of Logan Bell [Seat 5]; Term Expires November 2024**
This item, previously the Seventh Order of Business, was presented out of order.

Mr. Rom presented Mr. Logan Bell's resignation letter.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the resignation of Mr. Logan Bell from Seat 5, was accepted.

- **Consider Appointment to Fill Unexpired Term of Seat 2**

Discussion of this item, previously the Fourth Order of Business, resumed.

Mr. Tello nominated to fill Seat 2. No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the appointment of Ms. Sylvia Caldevilla to Seat 2, was approved.

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

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Caldevilla. He presented 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**

- **Consider Appointment to Fill Unexpired Term of Seat 1**

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

Mr. Tello nominated Mr. Keith Leonard to fill Seat 1. No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the appointment of Mr. Keith Leonard to Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Leonard and provided him with a new Supervisor’s packet.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1

This item was considered during the Fifth Order of Business

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Logan Bell [Seat 5]; Term Expires November 2024

This item was presented during the Fifth Order of Business.

EIGHTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5

Mr. Tello nominated Ms. Guida Rousseau to fill Seat 5. No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the appointment of Ms. Guida Rousseau to Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor**
Ms. Rousseau was not present, so the Oath of Office will be administered at a later time.
- **Public Comments**
This item, previously the Second Order of Business, was presented out of order.
No members of the public spoke.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-01. Mr. Tello nominated the following slate:

Cynthis Caldevilla

Chair

| | |
|----------------|---------------------|
| David Tello | Vice Chair |
| Rebecca Cortes | Assistant Secretary |
| Keith Leonard | Assistant Secretary |
| Guida Rousseau | Assistant Secretary |

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

On MOTION by Ms. Cortes and seconded by Mr. Leonard, with all in favor, Resolution 2024-01, Electing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Assignment of FPL LED Lighting Agreement

Mr. Rom presented the FPL LED Lighting Agreement, which is currently in the name of the Developer, DR Horton, who asked for an assignment to the CDD.

Ms. Wald stated the document needs to be clarified further with regard to the monthly fee, the poles, the easement and the plat. She recommended approval in substantial form.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the assignment of the FPL LED Lighting Agreement, in substantial form, based upon the verification of items discussed, and authorizing the Chair or Vice Chair to execute, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2023

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of July 17, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, the July 17, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer [Interim]: Alvarez Engineers, Inc.

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: November 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 November 20, 2023, unless cancelled.

FOURTEENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, the meeting adjourned at 10:49 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair