

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

The Board of Supervisors of the Sebastian Isles Community Development District held a Regular Meeting on April 15, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

Cynthia Caldevilla (via telephone)	Chair
David Tello	Vice Chair
Rebeca Cortes	Assistant Secretary
Keith Leonard	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:02 a.m.

Supervisors Tello, Cortes and Leonard were present. Supervisor Caldevilla attended via telephone. Supervisor-Appointee Rousseau was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Iraidia Rousseau Declination
of Appointment to Seat 5; Term Expires
November 2024**

Mr. Rom presented Ms. Iraidia Rousseau's email declining her appointment to Seats 5.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Ms. Iraida Rousseau's declination of appointment to Seat 5, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 5**

This item was deferred.

- **Administration of Oath of Office (the following will also be provided in a separate package)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligations and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Approving a Proposed Budget for Fiscal
Year 2024/2025 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 the proposed Fiscal Year 2025 budget and explained line item increases and decreases compared to Fiscal Year 2024. The CDD will remain Landowner-funded,

with expenses being funded as they are incurred. Bonds will likely not be issued in Fiscal Year 2025, due to permit delays.

The following change will be made to the proposed Fiscal Year 2025 budget:

Page 1, Dissemination agent: Change "\$833" to "\$1,000"

Page 1: Increase "Electric – Streetlighting" based upon the new agreement

On MOTION by Ms. Cortes and seconded by Mr. Leonard, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 15, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Rom presented Resolution 2024-04. Seats 3 and 4, currently held by Supervisors Cortes and Tello, respectively, and vacant Seat 5, will be up for election by the Landowners in November 2024.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-04, Designating the Date, Time and Location of November 5, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

The following will be inserted into the Fiscal Year 2024/2025 Meeting Schedule:

DATE: Add "February 17, 2025"

TIME, November 5, 2024: Insert "10:30 AM"

On MOTION by Mr. Tello and seconded by Mr. Cortes, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 29, 2024**

On MOTION by Mr. Tello and seconded by Mr. Leonard, with all in favor, the Unaudited Financial Statements as of February 29, 2024 were accepted.

TENTH ORDER OF BUSINESS

**Approval of October 16, 2023 Regular
Meeting Minutes**

On MOTION by Mr. Leonard and seconded by Ms. Caldevilla, with all in favor, the October 16, 2023 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Wald reminded the Board Members to file Form 1 electronically with the Commission on Ethics by the July 1, 2024 due date and complete the ethics training requirement by December 31, 2024.

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

There was no report.

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

- **NEXT MEETING DATE: May 20, 2024 at 10:30 AM, or immediately following the adjournment of the Juniper Cove CDD meeting**

- **QUORUM CHECK**

The May 20, 2024 meeting will be cancelled. The next meeting will likely be held on June 17, 2024.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leonard and seconded by Ms. Caldevilla, with all in favor, the meeting adjourned at 11:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair