

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

The Board of Supervisors of the Sebastian Isles Community Development District held a Regular Meeting on November 18, 2024 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

Debbie Leonard
Cynthia Caldevilla
Rebeca Cortes

Chair
Vice Chair
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas
Mike Pawelczyk

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 11:39 a.m. The Oath of Office was administered to Ms. Debbie Leonard and Ms. Rebecca Cortes before the meeting.

Supervisors Debbie Leonard, Caldevilla and Cortes were present. Supervisor Keith Leonard was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Rebecca Cortes - Seat 4 and Deborah Leonard - Seat 5) (the following to be provided under a separate cover)

Ms. Thomas reiterated that the Oaths of Office were administered before the meeting.

As experienced CDD Board Members, both were already familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, 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. Thomas presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Darlene dePaula	33 Votes	2-Year Term
Seat 4	Rebecca Cortes	50 Votes	4-Year Term
Seat 5	Debbie Leonard	50 Votes	4-Year Term

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-01, 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

Acceptance of Darlene dePaula Notice of Intent to Decline Seat 3

Ms. Thomas presented Ms. Darlene dePaula's notice of her intent to decline election to Seat 3.

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Ms. Darlene dePaula's Notice of Intent to Decline Seat 3, was approved.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-02. Ms. Caldevilla nominated the following:

Debbie Leonard	Chair
Cynthia Caldevilla	Vice Chair
Rebecca Cortes	Assistant Secretary
Keith Leonard	Assistant Secretary
Kristen Thomas	Assistant Secretary

This Resolution removes the following from the Board:

David Tello	Vice Chair
Iraida Rousseau	Assistant Secretary

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Caldevilla and seconded by Ms. Leonard, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of September 30 2024**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

**Approval of August 19, 2024 Public
Hearings and Regular Meeting Minutes**

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, the August 19, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer: Alvarez Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: December 16, 2024 at 10:30 AM, or immediately following the adjournment of the Juniper Cove CDD meeting**

- **QUORUM CHECK**

The next meeting will be on December 16, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Public Comments

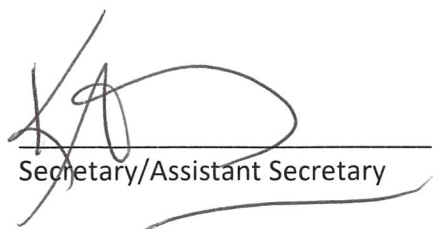
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Leonard and seconded by Ms. Caldevilla, with all in favor, the meeting adjourned at 11:44 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair