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 21, 2025 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present:

Debbie Leonard	Chair
Rebecca Cortes	Assistant Secretary
Keith Leonard	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Juan Alvarez	District Engineer
Sarah Wicker (via telephone)	Forestar
Zach Griffith (via telephone)	Forestar
Frank Reynolds	Forestar

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Thomas called the meeting to order at 10:30 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Ms. Leonard nominated Heath Rivers to fill Seat 2. No other nominations were made.

On MOTION by Ms. Leonard and seconded by Mr. Leonard, with all in favor, the appointment of Heath Rivers to Seat 3, was approved.

The Oath of Office will be administered to Mr. Rivers at or before the next meeting.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under a separate cover)**

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 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-04. She distributed and presented an updated version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The proposed Fiscal Year 2026 budget will be funded by Landowner contributions, with expenses funded as they are incurred, and on-roll assessments.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 1, “Legal advertising” line item: Change to $10,000

Mr. Alvarez discussed estimates and timeframes for the future milling and resurfacing of roadways as described in his email, and recommended building reserves each year. Pavement markers are replaced every nine to ten years.

Mr. Alvarez recommended building reserves for stormwater management by reserving 20% each year so that work can be done and certified each year to comply with State and local requirements.

Mr. Alvarez and Ms. Wald discussed the Stormwater Management System Memo 2025 and associated costs, included in the Eighth Order of Business.

Ms. Thomas suggested budgeting for pavement markers because the CDD does not have much in Unassigned funds. She noted that everything included in Mr. Alvarez's email is included in the updated version of the budget.

Mr. Alvarez noted that the HOA and the CDD can coordinate scheduling milling and repaving. It was noted that the HOA Board has already turned over; the management company, Jason Morins, will be familiar with CDD and HOA responsibilities.

Ms. Thomas noted that some line items were reduced to reflect actual expenditures. The consensus was to keep assessments flat year-over-year and direct excess funds to Unassigned fund balance.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for September 15, 2025 at 10:30 a.m., at Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-05.

Discussion ensued regarding moving meetings to Goldbetter, which would incur a fee.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Insert October 2, 2025; November 6, 2025; December 4, 2025; January 1, 2026; February 5, 2026; March 5, 2026; April 2, 2026; May 7, 2026; June 4, 2026; July 2, 2026; August 6, 2026 and September 3, 2026

TIME: 10:30 AM

LOCATION: Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office**

Ms. Thomas presented Resolution 2025-06. She noted that Mr. Lyles, the former Registered Agent, has retired; Mr. Pawelczyk will be designated as the Registered Agent.

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Resolution 2025-06, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office, was adopted.

EIGHTH ORDER OF BUSINESS **Discussion: Stormwater Management System Memo 2025**

This item was discussed during the Sixth Order of Business.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-07. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. November 18, 2024 Regular Meeting

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the November 18, 2024 Regular Meeting Minutes, as presented, were approved.

TWELFTH 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: May 19, 2025 at 10:30 AM, or immediately following the adjournment of the Juniper Cove CDD meeting**
  - **QUORUM CHECK**

The next meeting will be on May 19, 2025, unless cancelled.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the meeting adjourned at 11:03 a.m.

SEBASTIAN ISLES CDD **April 21, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair