MINUTES OF MEETING
SEBASTIAN ISLES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sebastian Isles Community Development District held a Public Hearing, Regular Meeting and Audit Committee Meeting on September 15, 2025 at 10:30 a.m., at the Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Debbie Leonard	Chair
Cynthia Caldevilla	Vice Chair
Rebecca Cortes	Assistant Secretary
Keith Leonard	Assistant Secretary
Health Rivers	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Ginger Wald	District Counsel
Zach Griffith (via telephone)	Forestar

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

Ms. Thomas called the meeting to order at 10:30 a.m. The Oath of Office was administered to Heath Rivers before the meeting.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Appointed Supervisor Heath Rivers [Seat 3] (the following to be provided under a separate cover)**

This item was addressed during the First Order of Business. The following will be provided and explained to Mr. Rivers after the meeting:

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**

Ms. Thomas presented Resolution 2025-03.

Ms. Caldevilla nominated the following:

Deborah Leonard	Chair
Cynthis Caldevilla	Vice Chair
Keith Leonard	Assistant Secretary
Rebecca Cortes	Assistant Secretary
Heath Rivers	Assistant Secretary

No other nominations were made.

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

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

On MOTION by Ms. Leonard and seconded by Mr. Leonard, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-08. She presented 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.

On MOTION by Ms. Leonard and seconded by Mr. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Leonard and seconded by Ms. Leonard, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Leonard and seconded by Mr. Leonard, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-09.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Budget Funding Agreement**

Ms. Thomas presented the Fiscal Year 2026 Budget Funding Agreement.

On MOTION by Ms. Leonard and seconded by Ms. Caldevilla, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Joinder and Consent of Right of Way Remediation, Construction, and Maintenance Agreement between D.R. Horton, Inc., and City of Florida City**

Ms. Thomas presented the Joinder and Consent of Right of Way Remediation, Construction, and Maintenance Agreement between D.R. Horton, Inc., and City of Florida City.

On MOTION by Ms. Leonard and seconded by Ms. Caldevilla, with all in favor, the Joinder and Consent of Right of Way Remediation, Construction, and Maintenance Agreement between D.R. Horton, Inc., and City of Florida City, was approved.

NINTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts Performance Measures and Standards Reporting]**

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to FY2025 Goals and Objectives Reporting**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Leonard and seconded by Ms. Leonard, with all in favor, authorizing the Chair to approve the findings related to the Fiscal Year 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS **Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

ELEVENTH ORDER OF BUSINESS **Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

A. RFP Package

This item was included for informational purposes.

B. Respondent(s)

Ms. Thomas discussed the qualifications and pricing for each of the following respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: $3,500 for the year ended September 30, 2023, or $4,750 with bond issuance.

II. Grau & Associates

Bid: $3,200 for Fiscal Year 2023, $3,300 for Fiscal Year 2024, $3,400 for Fiscal Year 2025, $3,500 for Fiscal Year 2026 and $3,600 for Fiscal Year 2027, plus an additional $1,500 with bond issuance.

C. Auditor Evaluation Matrix/Ranking

Ms. Thomas presented her Auditor Evaluation Matrix scores and ranking. The Board, sitting as the Audit Selection Committee, agreed with Ms. Thomas' scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	99 Points

TWELFTH ORDER OF BUSINESS **Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

THIRTEENTH ORDER OF BUSINESS **Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own, awarding the Annual Audit Services Contract to Grau & Associates, and authorizing Staff to engage Grau & Associates, was approved.

FOURTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

FIFTEENTH ORDER OF BUSINESS **Approval of April 21, 2025 Regular Meeting Minutes**

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

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

- **2025 Legislative Update**

Ms. Wald reviewed the 2025 Legislative Update related to newly passed legislation affecting CDDs and CDD Board Members.

- **Form 1 Submission and Ethics Training**

Ms. Wald reminded the Board Members to file Form 1 as soon as possible if they have not already done so and to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **82 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: October 2, 2025 at 10:30 AM, or immediately following the adjournment of the Juniper Cove CDD and Regal-Village CDD meeting**
  - **QUORUM CHECK**

The next meeting will be on May 19, 2026, unless cancelled.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Leonard and seconded by Ms. Leonard, with all in favor, the meeting adjourned at 10:48 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SEBASTIAN ISLES CDD **September 15, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair