TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

SEPTEMBER 22, 2026

6:00 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.treeislandestatescdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
September 22, 2026
6:00 p.m.

A. Call to Order
B. Proof of Publication.....Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
   1. July 28, 2026 Regular Board Meeting & Public Hearing……..Page 3
G. Old Business
   1. Update Regarding Camera System
H. New Business
   1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget……Page 7
   2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report……. Page 12
   3. Discussion Regarding Overnight Parking
   4. Discussion Regarding Sidewalk and Street Repairs
I. Administrative Matters
J. Additional Board Member/Staff Comments and Requests
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57954	IPL0281444	Legal Ad - IPL0281444		1.0	85.0L

ATTENTION: Tree Island Estates Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Tree Island Estates Community Development District** (the "District") will hold Regular Meetings in the conference room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m., on the following dates:

October 28, 2025
November 25, 2025
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussion taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.treeislandestatescdd.org
IPL0281444
Oct 17 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
10/17/25 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

Sworn to and subscribed before me on Oct 17, 2025, 9:49 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.treeislandestatescdd.org
IPL0281444
Oct 17 2025

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 28, 2026

A. CALL TO ORDER

The July 28, 2026, Regular Board Meeting of the Tree Island Estates Community Development District (the "District") was called to order at 6:08 p.m. in the meeting room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the Miami Herald on October 17, 2025, as part of the District's Fiscal Year 2026/2027 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Luis Delrio, Vice-Chairperson Monica Suarez (arrived at 6:16 p.m. and departed at 7:28 p.m.) and Supervisors Oremia Delrio and Donville Morrison constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva and District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Gabriella Fernandez Perez of Billing Cochran, P.A., who attended via teleconference.

Also in attendance were Ms. Sunen Parrado of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Ms. Parrado inquired about the footage from the security cameras owned and maintained by the District and the availability of such footage. Ms. Fernandez-Perez stated that requested incident footage can be made available via public records requests.

F. APPROVAL OF MINUTES

1. February 24, 2026, Regular Board Meeting

Mr. Silva presented the minutes of the February 24, 2026, Regular Board Meeting and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Mr. Morrison, seconded by Mr. Delrio and unanimously approved approving the minutes of the February 24, 2026, Regular Board Meeting, as presented.

Note: At approximately 6:12 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the Miami Daily Business Review on July 8, 2026 and July 15, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Parrado expressed her opposition to the proposed increase in the District's non-ad valorem assessments, noting that the approximately $240 annual increase per property represents an increase of approximately 26% over the prior year's assessments. Mr. Silva advised that the District's non-ad valorem assessments have remained unchanged for the past 18 years and provided an explanation of the factors necessitating the increase. Despite the explanation, Ms. Parrado reiterated her opposition to the proposed assessment increase.

Mr. Silva further advised that he had spoken with several District residents regarding the proposed increase. He noted that, while many residents had expressed concerns, Mr. Armando Blanco, residing at 1825 SW 153rd Place, Miami, Florida 33185, had specifically communicated his opposition to the proposed increase in the District's non-ad valorem assessments.

There being no further public comments, Mr. Silva closed the public comment portion of the public hearing.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and presented the Fiscal Year 2026/2027 Final Budget. A discussion ensued after which;

A **motion** was made by Ms. Suarez, seconded by Mr. Delrio and unanimously passed to approve and adopt Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the fiscal year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

Note: There being no further Public Hearing business to conduct, Mr. Silva adjourned the Public Hearing at approximately 7:17 p.m. and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Update Regarding Camera System

Mr. Silva informed the Board that Miami-Dade County Public Works had approved the permit for the work to proceed in adding power to the cameras. Mr. Delrio expressed concern regarding the power supply to all cameras and requested District Staff seek methods to provide consistent power to all cameras. Mr. Delrio further requested District Staff seek proposals for camera maintenance from a local company for a faster service response time to problems the cameras may have.

2. Update Regarding Debris Pickup around the Preserve Area

Mr. Silva informed the Board that FalconVac conducts weekly debris pickup and is keeping District Staff informed on the days of work and providing pictures for proof.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. Silva presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the Board with the resolution establishing the Fiscal Year 2026/2027 meeting schedule and noted that it keeps the same pattern as the previous years.

A **motion** was made by Mr. Morrison, seconded by Mr. Delrio, and unanimously passed to approve and adopt Resolution No. 2026-03, as presented.

2. 2026 Legislative Update

Ms. Fernandez Perez presented the 2026 State of Florida Legislative Update and provided an explanation of the items for the Board and Staff

J. ADMINISTRATIVE MATTERS

Ms. Fernandez Perez reminded the Board Members that their Ethics Training needs to be completed before December 31, 2026.

K. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member or Staff Closing Comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to adjourn the Regular Board Meeting at 7:54 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice-Chair

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Tree Island Estates Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 22nd day of September, 2026.

ATTEST:

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Tree Island Estates
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	76,754	**77,126**	77,126
Maintenance Assessments	43,596	**43,656**	43,656
Debt Assessments	124,424	**124,596**	124,596
Other Revenues	0	**0**	0
Interest Income	1,200	**3,300**	3,181
Total Revenues	**$ 245,974**	**$ 248,678**	**$ 248,559**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	**3,400**	2,400
Employer Taxes - Payroll	400	**264**	184
Management	28,824	**28,824**	26,422
Secretarial	3,900	**3,900**	3,575
Legal	9,250	**9,250**	6,543
Assessment Roll	6,000	**6,000**	0
Audit Fees	3,600	**3,600**	3,600
Insurance	7,700	**7,618**	7,618
Legal Advertisements	2,100	**3,200**	2,192
Miscellaneous	1,000	**11,000**	9,736
Postage	250	**310**	297
Office Supplies	450	**380**	344
Website	750	**750**	688
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,600	**3,708**	3,708
Continuing Disclosure Fee	350	**350**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 73,349**	**$ 82,729**	**$ 67,482**
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	3,500	**3,500**	3,220
Lawn/Landscape Maintenance	25,000	**25,000**	20,634
Preserve Maintenance	16,000	**38,000**	34,150
Maintenance Contingency (Electric, Survey, Garbage, Etc.)	5,500	**20,000**	16,183
Irrigation System Maintenance	2,860	**1,000**	0
Entrance Feature	1,000	**500**	0
Storm Drainage/Class V Permit	3,500	**1,000**	0
Security Cameras Maintenance/Internet	7,000	**2,500**	1,100
Engineering/Inspections	2,500	**4,500**	3,420
TOTAL MAINTENANCE EXPENDITURES	**$ 66,860**	**$ 96,000**	**$ 78,707**
TOTAL EXPENDITURES	**$ 140,209**	**$ 178,729**	**$ 146,189**
REVENUES LESS EXPENDITURES	**$ 105,765**	**$ 69,949**	**$ 102,370**
Bond Payments	(116,959)	**(118,769)**	(118,769)
Balance	**$ (11,194)**	**$ (48,820)**	**$ (16,399)**
County Appraiser & Tax Collector Fee	(4,895)	**(2,360)**	(2,360)
Discounts For Early Payments	(9,791)	**(9,103)**	(9,103)
EXCESS/ (SHORTFALL)	**$ (25,880)**	**$ (60,283)**	**$ (27,862)**
Carryover From Prior Year	25,880	**25,880**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (34,403)**	**$ (27,862)**

FUND BALANCE AS OF 9/30/25	$101,525
FY 2025/2026 ACTIVITY	($60,283)
FUND BALANCE AS OF 9/30/26	$41,242

Note
$25,880 Of Fund Balance Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	400	**750**	726
NAV Tax Collection	116,959	**118,769**	118,769
Total Revenues	**$ 117,359**	**$ 119,519**	**$ 119,495**
EXPENDITURES			
Principal Payments	68,000	**72,000**	72,000
Interest Payments	48,564	**46,633**	46,633
Bond Redemption	795	**0**	0
Total Expenditures	**$ 117,359**	**$ 118,633**	**$ 118,633**
Excess/ (Shortfall)	**$ -**	**$ 886**	**$ 862**

FUND BALANCE AS OF 9/30/25	$33,772
FY 2025/2026 ACTIVITY	$886
FUND BALANCE AS OF 9/30/26	$34,658

Notes

Revenue Fund Balance = $34,658*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment

Of $21,273.

* Approximate Amounts

Series 2014 Bond Refunding Information *

Original Par Amount =	$1,680,000	Annual Principal Payments Due:
Interest Rate =	5.68%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

* - Modified In May 2024

Par Amount As Of 9/30/26 = $749,000

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tree Island Estates Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on October 22, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of September, 2026.

ATTEST:	**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)