TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

OCTOBER 27, 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
October 27, 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. September 22, 2026 Regular Board Meeting……Page 2
G. Old Business
   1. Update Regarding Camera System – ERSC……..Page 5
H. New Business
   1. Discussion Regarding Overnight Parking – 18th Street (LDR)
   2. Discussion Regarding Rabbits (LDR)
   3. Consider Approval of Audit Renewal……...Page 8
I. Administrative Matters
J. Additional Board Member/Staff Comments and Requests
K. Adjourn

Publication Date
2026-10-16

Subcategory
Miscellaneous Notices

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 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 27, 2026
November 24, 2026
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

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
PUBLISH: MIAMI HERALD 10/16/26
IPL0381531
Oct 16 2026

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 22, 2026

A. CALL TO ORDER

The September 22, 2026, Regular Board Meeting of the Tree Island Estates Community Development District (the "District") was called to order at 6:28 p.m. at the Kendall Executive Center, 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, 2026.

C. ESTABLISH A QUORUM

It was determined that the attendance of Supervisors Luis Del Rio, Oremia Del Rio, and Donville Morrison, and Supervisor Monica Suarez (via speakerphone), constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included District Manager Armando Silva of Special District Services, Inc.; and District Counsel Gabriela Fernandez Perez of Billing Cochran, P.A.

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

There were no members of the public in attendance; therefore, no public comments were received.

F. APPROVAL OF MINUTES

1. July 28, 2026, Regular Board Meeting and Public Hearing

The minutes of the July 28, 2026, Regular Board Meeting and Public Hearing were presented for approval. There were no changes to the minutes.

A **MOTION** was made by Mr. Morrison, seconded by Mr. Del Rio and unanimously passed to approve the minutes of the July 28, 2026, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Camera System

Mr. Silva presented proposals from WAR and ERSC for maintenance of the District's camera system. WAR proposed a monthly fee of $680, while ERSC proposed a monthly fee of $350. A lengthy discussion ensued, after which the Board recommended inviting ERSC to the October 27, 2026, Board Meeting to meet with the company's owner and ask questions regarding the system and proposed services.

Following further discussion, the Board considered an initial inspection of the District's camera system prior to the next meeting, with the inspection findings to be shared with the Board.

A **MOTION** was made by Mr. Morrison, seconded by Mr. Del Rio and unanimously passed to approve an amount not to exceed $500 for an initial inspection of the District's camera system prior to the next Board Meeting, with the inspection notes to be provided to the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2025/2026 Amended Budget

Ms. Silva presented Resolution No. 2026-04, entitled:

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.

Mr. Silva provided an explanation for the document. He indicated that there was an operating fund balance of approximately $41,242 at the end of the fiscal year. A discussion ensued after which:

A **MOTION** was made by Mr. Morrison, seconded by Mr. Del Rio and unanimously passed to adopt Resolution No. 2026-04, thereby approving and adopting the amended budget for Fiscal Year 2025/2026.

2. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2026-05, entitled:

RESOLUTION 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.

Mr. Silva presented the goals and objectives adopted by the District in 2025 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2025/2026.

A **MOTION** was made by Ms. Delrio, seconded by Mr. Delrio and unanimously passed accepting Resolution No. 2026-06, as presented, further adopting the Tree Island Estates Community Development District's Goals and Objectives Annual Report, and further authorizing the publication on the District website

3. Discussion Regarding Overnight Parking

Mr. Silva informed the Board that complaints had been received from residents regarding vehicles parked overnight in swale areas within the District. Mr. Silva explained that enforcement of these parking matters falls outside the District's jurisdiction and must be addressed directly with Miami-Dade County and the police department.

4. Discussion Regarding Sidewalk and Street Repairs

The Board discussed the ongoing sidewalk and street repair concerns, noting that Miami-Dade County had not provided an update. Field Operations Associate District Manager Pablo Jerez will follow up with Miami-Dade County regarding the status of sidewalk repairs and any plans to restripe the rights-of-way.

I. ADMINISTRATIVE MATTERS

Mr. Silva reminded the Board that the required state ethics training must be completed by December 31, 2026. A reminder and training link will be circulated in advance of the deadline.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member or staff comments or requests.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m. A **MOTION** was made by Mr. Morrison, seconded by Mr. Del Rio and unanimously passed to adjourn the meeting.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson

ER Security Consulting Inc

305-796-7187
e.roque@ersecurityconsulting.com

Estimate

ADDRESS
Pablo Jerez Tree Island Estates

ESTIMATE #	DATE	EXPIRATION DATE
2817	09/18/2026	09/30/2026

ITEM #	DESCRIPTION	QTY	RATE	AMOUNT
Maintenance Agrmt	CCTV MSA – Scope of Services 1. Cameras ERSC will perform periodic preventative maintenance and inspection of the CCTV system, including: Inspect all accessible CCTV components, including cabling and connections, for signs of deterioration, damage, or wear. Inspect cameras, housings, mounting brackets, and support structures for physical damage or deterioration. Verify that all camera mounting hardware, brackets, and clamping bolts are secure. Confirm proper camera field of view and lens focus. Verify operation of auto-iris lenses, where applicable. Clean camera lenses and housing windows as necessary to maintain image clarity. Test and verify proper operation of infrared (IR) illumination, where applicable. 2. System Controls Verify and adjust system time and date settings as required. Inspect system controls and associated cabling for signs of damage or deterioration. Verify basic system operation and functionality. 3. DVRs / NVRs Verify recording settings are appropriate for the required image quality and retention period. Check and adjust time, date, storage, and recording settings as needed. Test operational controls and perform sample recordings. Verify recording and playback quality across all active channels. Review available storage and verify that recording is functioning properly. 4. Preventative Maintenance & System Monitoring Perform periodic system health checks to identify potential failures or performance issues. Monitor ERSC-installed equipment, where applicable, to	1	350.00	350.00T

ITEM #	DESCRIPTION	QTY	RATE	AMOUNT
	identify equipment failures or system performance issues. Identify system conditions that may require repair, replacement, or additional service. 5. Additional Services The maintenance agreement also includes the following services, when requested: Training for new or additional authorized staff on the operation of the CCTV system. Assistance with digital video evidence recovery for criminal or civil matters. Basic assistance with system operation and troubleshooting related to ERSC-installed equipment. 6. Equipment Coverage This agreement covers preventative maintenance and monitoring of equipment installed. Equipment replacement is not included for equipment that was not originally installed by ERSC. Replacement of failed equipment, including cameras, DVRs, NVRs, hard drives, switches, power supplies, or other components, will be quoted separately unless specifically stated otherwise in the agreement. Damage caused by lightning, power surges, storms, vandalism, physical damage, water intrusion, or other conditions outside normal equipment operation is not considered preventative maintenance and may be subject to additional charges. 7. Cancellation and Payment Terms This agreement may be cancelled by either party at any time with 30 days' prior written notice. Payment is due on the first day of each monthly billing period. A complete Maintenance Agreement, including the applicable term, pricing, and additional terms and conditions, will be provided for review and approval upon acceptance of this scope of services. ER Security Consulting Inc. (ERSC) reserves the right to charge separately for repairs, replacement equipment, emergency service, modifications, or work outside the scope of this maintenance agreement.			

Thank you for your business, we accept all major credit cards and Zelle.
Checks can be sent to
ER Security Consulting Inc
430 NW 132nd Ct
Miami, Fl 33182
Thank you for the opportunity to offer our services. Please find the attached proposal for the security camera system. Should you have any questions or require further clarification, please do not hesitate to contact us.

Please note the following terms:

A 50% non-refundable deposit is required upon acceptance of the proposal.

A 3% processing fee will be added for credit card payments.

Best regards,
Alexis Bringas
Office Manager
Phone: (786) 785-3772
Website: ersecurityconsulting.com

Legal Notice:
This Agreement shall be governed by the laws of the State of Florida. Any action or claim brought by ERSC to enforce its rights under this Agreement shall entitle ERSC to recover its reasonable attorneys' fees and costs. All actions shall be brought exclusively in Miami-Dade County, Florida.

SUBTOTAL	350.00
TAX	0.00
TOTAL	**$350.00**

Accepted By

Accepted Date

October 27, 2026

RE: Tree Island Estates Community Development District Auditor Renewal

At the October 24, 2023 Tree Island Estates Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.