



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 28, 2020
6:00 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.treeislandestatescdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

To Join by URL for Video Access:

<https://us02web.zoom.us/j/85969474657>

Meeting ID: 859 6947 4657

REGULAR BOARD MEETING & PUBLIC HEARING

July 28, 2020

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. May 6, 2020 Special Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2020/2021 Proposed Budget
 - 3. Consider Resolution No. 2020-02 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 7
- H. Old Business
 - 1. Update Regarding Installation of Entrance Feature – SW 26th Street & SW 152nd Avenue
- I. New Business
 - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule.....Page 14
- J. Administrative Matters
 - 1. Ratify District Actions: Agreement Regarding Access to Exempt Information.....Page 16
 - 2. Financial Report.....Page 19
 - 3. Reminder: Statement of Financial Interest – 2019 Form 1
- K. Additional Board Member/Staff Comments and Requests
- L. Adjourn

**NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**

As a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management-COVID-19-Local Government Public Meetings) authorizing the use of communications technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, a Telephone Conference Meeting of the Board of Supervisors ("Board") of the Tree Island Estates Community Development District is scheduled to be held on July 28, 2020, at 6:00 p.m.

Join by URL for VIDEO ACCESS at:
<https://us02web.zoom.us/j/85969474657>
Meeting ID: 859 6947 4657

OR

The public may participate in this Board meeting by listening to the meeting live by calling the following phone number (877) 873-8018 access code: 9977994, and may verbally offer public comment or submit written or other physical evidence by emailing comments to the following email address asilva@sdsinc.org, or mailing comments to Armando Silva at 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida, 33014.

The purpose of the Public Hearing is for the Board to consider the Final Fiscal Year 2020/2021 Budget. The purpose of the Regular Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. A copy of the agenda may be obtained from Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida, 33014, and/or toll free at 1-877-737-4922 ("District Manager's Office"). Additional information about this Board meeting can be obtained from Armando Silva by email at asilva@sdsinc.org, or by telephone at (305) 777-0761.

All emails and other communications and evidence received by July 24, 2020, will be provided to Board Members in advance of the meeting and will be posted on the District's website along with the minutes of the Board Meeting. All comments received will be public records. The meeting may be continued to a date, time, and place to be specified on the record at meeting.

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 proceeding and such person may need to insure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's office.

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

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
www.treeislandestatescdd.org
7/10-17 20-36/0000477440M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MAY 6, 2020**

Note: The Tree Island Estates Community Development District (the “District”) Special Board Meeting is being held via telephonic conferencing as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus, in light of the guidelines established by the Centers for Disease Control for the protection of all members of the community, and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes.

A. CALL TO ORDER

The May 6, 2020, Special Board Meeting of the District was called to order at 5:03 p.m. via telephonic conferencing.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on April 29, 2020, as legally required.

C. ESTABLISH A QUORUM

It was determined that the virtual attendance of Chairperson Luis Delrio, Vice Chairperson Monica Suarez and Supervisors Oremia Delrio and Donville Morrison constituted a quorum and it was in order to proceed with the meeting.

Staff in virtual attendance included: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, 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 comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. October 22, 2019, Regular Board Meeting

The minutes of the **October 22, 2019, Regular Board Meeting** were presented for approval.

A MOTION was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed to approve the minutes of the October 22, 2019, Regular Board Meeting , as presented.
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G. OLD BUSINESS

1. Update Regarding ILA between the County and the CDD

Mr. Silva advised the Board that he is still awaiting a response from Miami-Dade County (the “County”) as to any advancements with regard to the ILA process. Ms. Wald has also sent several messages to the County with no response or updates as of yet.

2. Update Regarding Installation of Entrance Feature – SW 26th Street & SW 152nd Avenue

Mr. Silva informed the Board that the Entrance Feature Application for the installation of the entrance feature at the intersection of SW 26th Street (Coral Way) and SW 152nd Avenue was approved by the County. The next task would be to obtain the proper signature from the Tree Island Estates Homeowners’ Association (the “HOA”) for the Maintenance Agreement required by the County. Mr. Silva advised that he’s been trying to obtain the signature of an HOA representative since March 2020, but has not had any luck. Mr. Morrison indicated that he would attempt to contact the HOA in order to obtain the signature. More information regarding this topic will be provided at the next meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed

Mr. Silva presented Resolution No. 2020-01, entitled:

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided a brief overview of the proposed budget. Mr. Silva stated that the overall assessment for the fiscal year 2020/2021 would remain the same as the fiscal year 2019/2020 assessment, so letters to residents will not be required. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Ms. Suarez and unanimously passed to approve and adopt Resolution No. 2020-01, as presented, setting the public hearing to adopt the 2020/2021 Fiscal Year Final Budget and Assessments for July 28, 2020, at 6:00 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 or via media communication pursuant to Executive Order 20-69; and further authorizing the advertising of the Public Hearing, as required by law.

2. Discussion Regarding Landscape Maintenance

Mr. Silva stated that he had received several complaints from residents over the past several months regarding the landscape maintenance of the District. These complaints have been relayed to the current landscape maintenance contractor for rectification but the issues continue (i.e. trimming of hedges, lack of wet check reports, weed control, etc.). a Board discussion ensued after which;

A **MOTION** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to terminate the Landscape Maintenance Agreement between the District and Crespo Lawn Services; thus authorizing District Management to send Crespo Lawn Services a Notice of Cancellation according to the Landscape Maintenance Agreement.

Mr. Silva stated that he received a proposal from three (3) other contractors regarding the lawn and landscape services within the District. The proposers were:

- Trimscape - \$15,500 annually
- Pan American - \$14,292 annually
- Plant Brothers - \$13,959 annually

A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Mrs. Delrio and unanimously passed to accept the proposal from Plant Brothers in the annual amount of \$113,959; authorizing District Counsel to compose a Landscape and Irrigation Maintenance Agreement; and further authorizing the District Manager to execute the amendment on behalf of the District.

2. Discussion Regarding Nuisance Alligator

Mr. Silva stated that he had received several reports from property owners within the District stating that there was an alligator in the lake. As a result, Mr. Silva stated that he contacted the Florida Fish and Wildlife Conservation Commission who sent a trapper to the District to remove the alligator. After several attempts, the alligator was successfully removed from the lake and safely relocated.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Silva presented the Financial Reports through March 2020, and the Assessment Collections, which were provided in the meeting booklet. He indicated that available funds as of March 31, 2020, were \$230,697.83.

2. General Election Qualifying Period Announcement: June 8th – June 12th – Seats 3, 4, & 5

Mr. Silva advised the Board that there are three (3) seats whose terms are expiring in November 2020; Seat #3 (currently held by Luis Delrio), Seat #4 (currently held by Monica Suarez) and Seat #5 (currently held by Don Morrison). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2020, through noon on June 12, 2020.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member/Staff comments or requests.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Delrio, seconded by Mr. Morrison to adjourn the Regular Board Meeting at 5:49 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

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TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**

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TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
www.treeislandestatescdd.org
7/10-17 20-36/0000477440M

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2020/2021 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tree Island Estates Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 28th day of July, 2020.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Tree Island Estates
Community Development District

**Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
Administrative Assessments	61,766
Maintenance Assessments	58,893
Debt Assessments	124,143
Other Revenues	0
Interest Income	300
TOTAL REVENUES	\$ 245,102
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	25,296
Secretarial	3,900
Legal	9,500
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,200
Legal Advertisements	550
Miscellaneous	1,200
Postage	275
Office Supplies	600
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,396
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	16,500
Preserve Maintenance	15,500
Maintenance Contingency	5,000
Irrigation System Maintenance	2,860
Entrance Feature	10,000
Engineering/Inspections	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 55,360
TOTAL EXPENDITURES	\$ 122,756
REVENUES LESS EXPENDITURES	\$ 122,346
Bond Payments	(116,694)
Balance	\$ 5,652
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
EXCESS/ (SHORTFALL)	\$ (9,036)
Carryover From Prior Year	9,036
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	60,856	62,298	61,766	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	60,172	58,362	58,893	Expenditures /.94
Debt Assessments	124,143	124,143	124,143	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	424	300	300	Estimated At \$25 Per Month
TOTAL REVENUES	\$ 245,595	\$ 245,103	\$ 245,102	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,400	5,000	5,000	No Change From 2019/2020 Budget
Employer Taxes - Payroll	184	400	400	Projected At 8% Of Supervisor Fees
Management	24,276	24,723	25,296	GPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2019/2020 Budget
Legal	7,750	9,500	9,500	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2019/2020 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,360	6,200	Insurance Estimate
Legal Advertisements	369	550	550	No Change From 2019/2020 Budget
Miscellaneous	1,072	1,200	1,200	No Change From 2019/2020 Budget
Postage	123	300	275	\$25 Decrease From 2019/2020 Budget
Office Supplies	242	625	600	\$25 Decrease From 2019/2020 Budget
Website	500	750	750	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,289	\$ 66,933	\$ 67,396	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	2,730	3,500	3,500	No Change From 2019/2020 Budget
Lawn/Landscape Maintenance	14,023	12,500	16,500	\$4,000 Increase From 2019/2020 Budget
Preserve Maintenance	14,640	16,000	15,500	\$500 Decrease From 2019/2020 Budget
Maintenance Contingency	3,496	8,000	5,000	\$3,000 Decrease From 2019/2020 Budget
Irrigation System Maintenance	0	2,860	2,860	No Change From 2019/2020 Budget
Entrance Feature	795	10,000	10,000	No Change From 2019/2020 Budget
Engineering/Inspections	2,600	2,000	2,000	No Change From 2019/2020 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 38,284	\$ 54,860	\$ 55,360	
TOTAL EXPENDITURES	\$ 97,573	\$ 121,793	\$ 122,756	
REVENUES LESS EXPENDITURES	\$ 148,022	\$ 123,310	\$ 122,346	
Bond Payments	(118,373)	(116,694)	(116,694)	2021 P & I Payments Less Earned Interest
Balance	\$ 29,649	\$ 6,616	\$ 5,652	
County Appraiser & Tax Collector Fee	(2,360)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,022)	(9,792)	(9,792)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,267	\$ (8,072)	\$ (9,036)	
Carryover From Prior Year	0	8,072	9,036	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 18,267	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	680	50	50	Projected Interest For 2020/2021
NAV Tax Collection	118,373	116,694	116,694	Maximum Debt Service Collection
Total Revenues	\$ 119,053	\$ 116,744	\$ 116,744	
EXPENDITURES				
Principal Payments	70,000	70,000	75,000	Principal Payment Due In 2021
Interest Payments	45,338	41,763	39,406	Interest Payments Due In 2021
Bond Redemption	10,000	4,981	2,338	Estimated Excess Debt Collections
Total Expenditures	\$ 125,338	\$ 116,744	\$ 116,744	
Excess/ (Shortfall)	\$ (6,285)	\$ -	\$ -	

Series 2014 Bond Refunding Information

Original Par Amount =	\$1,680,000	Annual Principal Payments Due:	May 1st
Interest Rate=	3.25%*	Annual Interest Payments Due :	May 1st & November 1st
Issue Date:	May 2014		
Maturity Date:	May 2034		

* Rate Is adjustable After Ten Years

Par Amount As Of 1/1/20 = \$1,320,000

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 259.47	\$ 220.76	\$ 227.37	\$ 225.43
Maintenance	\$ 180.90	\$ 219.61	\$ 213.00	\$ 214.94
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>
Total	\$ 893.45	\$ 893.45	\$ 893.45	\$ 893.45

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 274

RESOLUTION NO. 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Tree Island Estates Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 28th day of July, 2020.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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, 2020
November 24, 2020
March 23, 2021
April 27, 2021
May 25, 2021
June 22, 2021
July 27, 2021
August 24, 2021**

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 (305)777-0761 and/or toll free at 1-877-737-4922, prior to 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 insure 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 (305)777-0761 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 DAILY BUSINESS REVIEW XX/XX/20

AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (AGREEMENT), made and entered into this ____ day of _____, 20____, by and between the _____ **Community Development District** (hereinafter referred to as the “CDD”) and the **MIAMI-DADE COUNTY PROPERTY APPRAISER**, (hereinafter referred as the “Property Appraiser”).

WITNESSETH

WHEREAS, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

WHEREAS, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

WHEREAS, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“**Exempt Information**”),

WHEREAS, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

WHEREAS, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

WHEREAS, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

NOW, THEREFORE, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District: _____

With a Copy to: District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Blvd., Sixth Floor
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

Property Appraiser: Miami-Dade County
Office of the Property Appraiser
111 Northwest First Street, Suite 710
Miami, Florida 33128

With a Copy to: Miami-Dade County Attorney's Office
111 Northwest First Street, Suite 2810
Miami, Florida 33128

IN WITNESS WHEREOF, the _____ Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the _____ day and year above written.

_____ **COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

CDD Attorney

MIAMI-DADE COUNTY PROPERTY APPRAISER

ATTEST:

By: _____
Property Appraiser/ Designee

Date

Tree Island Estates
Community Development District

**Financial Report For
June 2020**

Tree Island Estates Community Development District
Budget vs. Actual
October 2019 through June 2020

	<u>Oct '19 - June 20</u>	<u>19/20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin. Assessment Income	61,393.39	62,298.00	-904.61	98.55%
363.101 · Maint. Assessment Income	57,296.95	58,362.00	-1,065.05	98.18%
363.810 · Debt Assessment	121,878.22	124,143.00	-2,264.78	98.18%
363.820 · Debt Assessment-Paid To Trustee	-116,146.70	-116,694.00	547.30	99.53%
363.830 · Assessment Fees	-2,314.41	-4,896.00	2,581.59	47.27%
363.831 · Discounts For Early Payments	-8,990.20	-9,792.00	801.80	91.81%
369.401 · Interest Income	170.49	300.00	-129.51	56.83%
369.402 · Carryover From Prior Year	0.00	8,072.00	-8,072.00	0.0%
Total Income	<u>113,287.74</u>	<u>121,793.00</u>	<u>-8,505.26</u>	<u>93.02%</u>
Expense				
511.122 · Payroll Tax Expense	122.40	400.00	-277.60	30.6%
511.131 · Supervisors Fees	1,600.00	5,000.00	-3,400.00	32.0%
511.303 · Aquatic Maintenance	2,025.00	3,500.00	-1,475.00	57.86%
511.304 · Lawn/Landscape Maintenance	11,460.00	12,500.00	-1,040.00	91.68%
511.305 · Maintenance/Contingency	0.00	8,000.00	-8,000.00	0.0%
511.306 · Preserve Maintenance	11,475.00	16,000.00	-4,525.00	71.72%
511.307 · Irrigation System Maintenance	0.00	2,860.00	-2,860.00	0.0%
511.308 · Entrance Feature Project	0.00	10,000.00	-10,000.00	0.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.311 · Management Fees	18,549.00	24,723.00	-6,174.00	75.03%
511.312 · Secretarial Fees	2,925.00	3,900.00	-975.00	75.0%
511.315 · Legal Fees	4,440.00	9,500.00	-5,060.00	46.74%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.450 · Insurance	5,251.00	6,360.00	-1,109.00	82.56%
511.480 · Legal Advertisements	307.54	550.00	-242.46	55.92%
511.512 · Miscellaneous	2,789.25	1,200.00	1,589.25	232.44%
511.513 · Postage and Delivery	60.50	300.00	-239.50	20.17%
511.514 · Office Supplies	103.85	625.00	-521.15	16.62%
511.515 · Website	562.50	750.00	-187.50	75.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,547.50	3,600.00	-52.50	98.54%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
Total Expense	<u>68,893.54</u>	<u>121,793.00</u>	<u>-52,899.46</u>	<u>56.57%</u>
Net Income	<u>44,394.20</u>	<u>0.00</u>	<u>44,394.20</u>	<u>100.0%</u>

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Jun-20	Year To Date Actual 10/1/19 - 6/30/20
REVENUES			
Administrative Assessments	62,298	811	61,393
Maintenance Assessments	58,362	697	57,297
Debt Assessments	124,143	1,483	121,878
Other Revenues	0	0	0
Interest Income	300	0	170
Total Revenues	\$ 245,103	\$ 2,991	\$ 240,738
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,600
Employer Taxes - Payroll	400	0	122
Management	24,723	2,061	18,549
Secretarial	3,900	325	2,925
Legal	9,500	0	4,440
Assessment Roll	6,000	0	0
Audit Fees	3,500	0	3,500
Insurance	6,360	0	5,251
Legal Advertisements	550	0	307
Miscellaneous	1,200	54	2,789
Postage	300	36	61
Office Supplies	625	21	104
Website	750	63	563
Dues & Subscriptions	175	0	175
Trustee Fee	3,600	0	3,547
Continuing Disclosure Fee	350	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,933	\$ 2,560	\$ 43,933
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	3,500	225	2,025
Lawn/Landscape Maintenance	12,500	475	11,460
Preserve Maintenance	16,000	1,275	11,475
Maintenance Contingency	8,000	0	0
Irrigation System Maintenance	2,860	0	0
Entrance Feature Project	10,000	0	0
Engineering/Inspections	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 54,860	\$ 1,975	\$ 24,960
TOTAL EXPENDITURES	\$ 121,793	\$ 4,535	\$ 68,893
REVENUES LESS EXPENDITURES	\$ 123,310	\$ (1,544)	\$ 171,845
Bond Payments	(116,694)	(1,468)	(116,147)
Balance	\$ 6,616	\$ (3,012)	\$ 55,698
County Appraiser & Tax Collector Fee	(4,896)	(30)	(2,314)
Discounts For Early Payments	(9,792)	0	(8,990)
Excess/ (Shortfall)	\$ (8,072)	\$ (3,042)	\$ 44,394
Carryover From Prior Year	8,072	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,042)	\$ 44,394

Bank Balance As Of 5/31/20	\$ 230,490.14
Funds Received: 6/1/20 - 6/30/20	\$ 2,962.17
Disbursements: 6/1/20 - 6/30/20	\$ 10,257.13
Bank Balance As Of 6/30/20	\$ 223,195.18
Accounts Payable As Of 6/30/20	\$ 11,411.82
Accounts Receivable As Of 6/30/20	\$ -
Available Funds As Of 6/30/20	\$ 211,783.36

**TREE ISLAND ESTATES CDD
TAX COLLECTIONS
2019-2020**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 244,803	\$ 62,298	\$ 58,362	\$ 124,143	\$ 62,298	\$ 58,362	\$ 124,143	
									\$ 230,115	\$ 58,561	\$ 54,860	\$ 116,694	\$ 58,561	\$ 54,860	\$ 116,694	\$ 116,694
1	541	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 13,279.37		\$ (127.05)	\$ (574.35)	\$ 12,577.97	\$ 3,379.57	\$ 3,165.80	\$ 6,734.00	\$ 3,201.02	\$ 2,998.60	\$ 6,378.35	\$ 6,378.35
2	377	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 9,827.95		\$ (94.35)	\$ (393.14)	\$ 9,340.46	\$ 2,501.07	\$ 2,343.00	\$ 4,983.88	\$ 2,376.96	\$ 2,226.75	\$ 4,736.75	\$ 4,736.75
3	44	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 184,050.70		\$ (1,766.88)	\$ (7,362.44)	\$ 174,921.38	\$ 46,838.22	\$ 43,878.00	\$ 93,334.48	\$ 44,514.63	\$ 41,701.60	\$ 88,705.15	\$ 88,705.15
4	345	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 10,721.40		\$ (103.19)	\$ (402.06)	\$ 10,216.15	\$ 2,728.44	\$ 2,556.00	\$ 5,436.96	\$ 2,599.80	\$ 2,435.55	\$ 5,180.80	\$ 5,180.80
5	4	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 4,735.83		\$ (45.94)	\$ (142.05)	\$ 4,547.84	\$ 1,205.28	\$ 1,129.00	\$ 2,401.55	\$ 1,157.39	\$ 1,084.15	\$ 2,306.30	\$ 2,306.30
6	891	Miami-Dade Tax Collector	01/30/20	Interest		\$ 122.21			\$ 122.21	\$ 122.21			\$ 122.21			\$ -
7	797	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 3,573.80		\$ (35.02)	\$ (71.48)	\$ 3,467.30	\$ 909.48	\$ 852.00	\$ 1,812.32	\$ 882.35	\$ 826.60	\$ 1,758.35	\$ 1,758.35
8	499	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 3,573.80		\$ (35.39)	\$ (35.75)	\$ 3,502.66	\$ 909.48	\$ 852.00	\$ 1,812.32	\$ 891.36	\$ 835.00	\$ 1,776.30	\$ 1,776.30
9	777	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 5,863.02		\$ (58.54)	\$ (8.93)	\$ 5,795.55	\$ 1,492.12	\$ 1,397.75	\$ 2,973.15	\$ 1,474.90	\$ 1,381.65	\$ 2,939.00	\$ 2,939.00
10	826	Miami-Dade Tax Collector	04/24/20	Interest		\$ 14.69			\$ 14.69	\$ 14.69			\$ 14.69			\$ -
11	950	Miami-Dade Tax Collector	05/11/20	NAV Taxes/Interest	\$ 1,786.90	\$ 26.80	\$ (18.13)		\$ 1,795.57	\$ 481.54	\$ 426.00	\$ 906.16	\$ 476.72	\$ 421.75	\$ 897.10	\$ 897.10
12	39	Miami-Dade Tax Collector	06/09/20	NAV Taxes/Interest	\$ 2,925.28	\$ 66.81	\$ (29.92)		\$ 2,962.17	\$ 811.29	\$ 697.40	\$ 1,483.40	\$ 803.12	\$ 690.45	\$ 1,468.60	\$ 1,468.60
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 240,338.05	\$ 230.51	\$ (2,314.41)	\$ (8,990.20)	\$ 229,263.95	\$ 61,393.39	\$ 57,296.95	\$ 121,878.22	\$ 58,515.15	\$ 54,602.10	\$ 116,146.70	\$ 116,146.70

Assessment Roll =
\$244,805.30

Note: \$244,803, \$62,298, \$58,362 and \$124,143 are 2019/2020 Budgeted assessments after discounts and fees.

Note: \$230,115, \$58,561, \$54,860 and \$116,694 are 2019/2020 Budgeted assessments before discounts and fees.

\$ 240,338.05	
\$ 230.51	\$ 229,263.95
\$ (61,393.39)	\$ (58,515.15)
\$ (57,296.95)	\$ (54,602.10)
\$ (121,878.22)	\$ (116,146.70)
\$ -	\$ -