



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 23, 2023
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
May 23, 2023
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. April 25, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Solar Lights for Pathway Near Lake.....Page 6
 - 2. Discussion Regarding Installation of Cameras Throughout District.....Page 7
- H. New Business
 - 1. Discussion Items requested by Mr. Delrio:
 - a. Paver Walkway Maintenance: Weeds removal
 - b. Swale Area Maintenance: What we are going to do about cars using the swale by lake as their parking space (destroying the grass). Can we plant new grass in the Swale? Can we get the County to enforce the “no parking” signs?
 - c. Stormdrain Maintenance: We have at least two drains that are clogged. When we get a storm it begins to flood.
 - d. Community Trees: Some people have trees growing into the roads. Those need to be reported to the County, so they are cut. It is interfering with the traffic.
- I. Administrative Matters
- J. Additional Board Member/Staff Comments and Requests
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

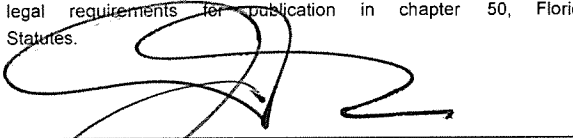
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

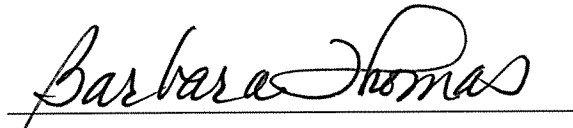
in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

10/17/2022

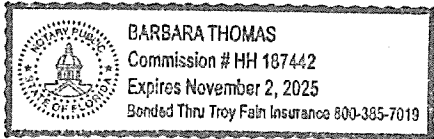
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 17 day of OCTOBER, A.D. 2022



(SEAL)
MARIA MESA personally known to me



TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 25, 2022
- November 22, 2022
- March 28, 2023
- April 25, 2023
- May 23, 2023
- June 27, 2023
- July 25, 2023
- August 22, 2023

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 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 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.treeislandstatescdd.org
10/17

22-42/0000625752M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 25, 2023**

A. CALL TO ORDER

The April 25, 2023, 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 Office 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 Daily Business Review* on October 17, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

Staff in attendance included: District Managers Armando Silva and Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Morris G. (Skip) Miller of Greenspoon Marder LLP, Miami, FL (via conference call).

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. March 28, 2023, Regular Board Meeting

The minutes of the **March 28, 2023, Regular Board Meeting** were presented for approval.

A MOTION was made by Mr. Delrio, seconded by Ms. Suarez and unanimously passed approving the minutes of the March 28, 2023, Regular Board Meeting , as presented.

G. OLD BUSINESS

1. Discussion Regarding Solar Lights for Pathway Near Lake

Mr. Silva informed the Board that he had contacted E-Lighting as they had installed solar lights for a similar pathway in another District. E-Lighting provided Mr. Silva with a proposal in the amount of

\$12,895 for the installation of four (4) solar light posts with a five (5) year warranty. A discussion ensued after which;

A **MOTION** was made by Mr. Delrio, seconded by Ms. Suarez and unanimously passed approving the proposal from E-Lighting in the amount of \$12,895 for the installation of 4 solar light posts; and thus authorizes District Counsel to provide a Small Project Agreement for the services being provided.

2. Discussion Regarding Potential Security Services for the Community

This item was TABLED.

3. Discussion Regarding Installation of Cameras Throughout District

Mr. Silva provided the Board with a proposal from WAR Entertainment Services which outlined the equipment that would be needed for the installation of the security cameras throughout the District. In addition to the proposal, Mr. Silva provided the Board with a map that showed the areas that would be covered by the security cameras. A discussion ensued after which the Board provided Mr. Silva with additional coverage areas so that they could be relayed to the contractor. Mr. Silva will provide a revised proposal at the next meeting and will also share the cost of the internet hotspot to supply the cameras.

H. NEW BUSINESS

1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Mr. Silva presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

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 2023/2024; 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 2023/2024 would be slightly increasing so letters to residents will be required. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Ms. Delrio and unanimously passed to approve and adopt Resolution No. 2023-01, as amended, adding a “Security Cameras” line item in the amount of \$25,000; thus setting the public hearing to adopt the 2023/2024 Fiscal Year Final Budget and Assessments for July 25, 2023, at 6:00 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

2. Consider Resolution No. 2023-02 – Authorizes Fixing of Interest Rate of Special Assessment Bonds, Series 2014

Mr. Silva presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE DISTRICT TO ISSUE A FIRST ADDENDUM TO THE DISTRICT'S SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2014; AUTHORIZING THE DISTRICT TO ENTER INTO A FIRST SUPPLEMENT TO TRUST INDENTURE FIXING THE INTEREST RATE ON SUCH BOND THROUGH THE MATURITY THEREOF, REMOVING THE REQUIREMENT FOR A DEBT SERVICE RESERVE FUND AND OTHER RELATED MATTERS; DESIGNATING THE FIRST ADDENDUM TO BOND AS A "BANK QUALIFIED OBLIGATION" WITHIN THE MEANING OF SECTION 265(b)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Mr. Skip Miller provided a summary for the purpose of the resolution stating that the resolution authorizes the fixing of the interest rate (5.68%) on the Bond through its maturity date of May 1, 2034, eliminates the requirement for a debt service reserve fund, and allows for the partial redemption of the current outstanding principal balance of the Bond so that the annual assessment to property owners will not increase. A discussion ensued after which;

A **motion** was made by Mr. Delrio, seconded by Mrs. Delrio and unanimously passed to adopt Resolution No. 2023-02 authorizing the fixing of the interest rate (5.68%) on the Series 2014 Bond through its maturity date of May 1, 2034, eliminates the requirement for a debt service reserve fund, and allows for the partial redemption of the current outstanding principal balance of the Bond so that the annual assessment to property owners will not increase.

Note: At approximately 6:31 p.m., Mr. Miller thanked the Board for their time and excused himself from the meeting.

I. ADMINISTRATIVE MATTERS

1. Consider Underwriter Engagement (Refunding Bonds, Series 2023)

This item was TABLED.

2. Consider Trustee Fees (Refunding Bonds, Series 2023)

This item was TABLED.

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 6:46 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair





Attention:	Armando Silva	Project: Security System
Title:	Special District Services	Project: CCTV
	Community Development District	P.O. Number:
Address:	2501 A Burns Rd	Invoice Number: W39528
	Palm Beach Gardens, FL 33410	Term: 30 days
Date:	Mar 12, 2023 5:00 AM	<----- pending

TREE ISLAND ESTATES

***** MATERIALS *****

	QUANTITY	UNIT PRICE	COST
NVR Hikvision 16 Ch up to 8k dual streaming HDMI VGA class ANPR compatible	1	680.00	680.00
Western Digital 10TB WD Purple Surveillance Internal Hard Drive - SATA 6 Gb/s, , 256 MB	2	380.00	760.00
This Access point SET rocket system allow to receive up to 24 station			0.00
Ubiquiti RP-5AC-GEN2-US 5 GHz Rocket AC Prism Gen2,White. (ACCESS POINT)	1	390.00	390.00
Ubiquiti AMO-5G13 5Ghz 13Dbi Airmax Omni Antenna for Rocket Base (ACCESS POINT)	1	240.00	240.00
Ubiquiti Networks 2 Pack NBE-5AC-GEN2 NanoBeam ac Gen2 airMAX (STATIONS)	3	430.00	1,290.00
Hikvision DS-2CD2387G2P-LSU/SL 180 degree with microphone hi gain COLOR VIEW (UL)	8	480.00	3,840.00
Wall mounting camera	10	30.00	300.00
IP Camera IR /2.8-10mm varifocal, Hikvision 4 Megapixel with microphone integrated	2	205.00	410.00
LPR IP 4MP camera IDS-2CD7A46G0/P-IZHSY 2.8-12MM	4	1,250.00	5,000.00
Enclosure Housing with fan and access lock Key	5	330.00	1,650.00
POE 6 - Port ch SWITCH NETGEAR Gigabit	5	124.80	624.00
CAT6 cable fiber glass cover & push safety line inside hi-speed (underground burial)	4	216.50	866.00
Hardware	1	850.00	850.00
	0	0.00	0.00
	0	0.00	0.00
Labor Company rate 85 x H (min 3 hour) \$ 255.00	60	85.00	5,100.00

Subtotal \$22,000.00

ADJUSTMENT EXEMPTION TAX FOR CDD

0.00% \$0.00

TOTAL \$22,000.00

***** Solar panel and poles MOT INCLUDED in this proposal ******

DEPOSIT ----- 50 %	\$11,000.00
AT THE END ----- 50%	\$11,000.00

*** DEPOSIT MUST BE 50 % OF THE TOTAL AMOUNT *** THE OTHER 50% WILL BE DUE WHEN JOB IS DONE.

NOTE: Contractor agrees to perform the work and use the materials in accordance with the descriptions within this contract. Any alteration(s) from the above specifications and/or materials will be executed only upon written change and will be added to contract; total charges will be the revised total of the contract, for Internet or Smart Phone Monitoring. One Years Warranty, ONLY covers equipments malfunction from factory Damage under fire, heavy impact, vandalism or extreme weather conditions avoid warranty

