



**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
AUGUST 22, 2023  
6:00 P.M.**

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

[www.treeislandestatescdd.org](http://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 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
**REGULAR BOARD MEETING**  
August 22, 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. July 25, 2023 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Installation of Cameras Throughout District
  - 2. Update Regarding Forming a Neighborhood Crime Watch Group
  - 3. Update Regarding Wooden Bollards.....Page 6
- H. New Business
- I. Administrative Matters
- J. Additional Board Member/Staff Comments and Requests
- K. Adjourn

**MIAMI-DADE**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

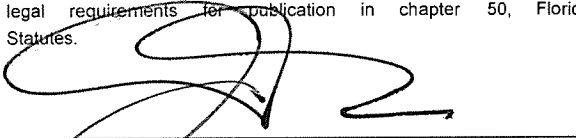
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida;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

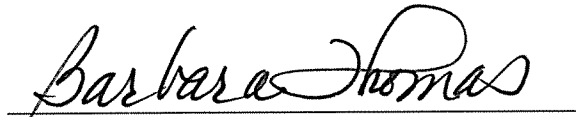
in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

10/17/2022

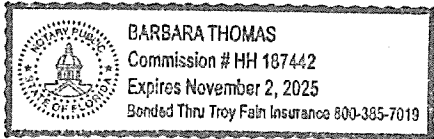
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



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](http://www.treeislandstatescdd.org)  
10/17

22-42/0000625752M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 25, 2023**

**A. CALL TO ORDER**

The July 25, 2022, Regular Board Meeting and Public Hearing of the Tree Island Estates Community Development District (the “District”) was called to order at 6:06 p.m. in the meeting room at the Kendall Executive Office located at 8785 SW 165<sup>th</sup> 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 legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairman 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 attendance included: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Gregory George 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. May 23, 2023, Regular Board Meeting**

The minutes of the **May 23, 2023, Regular Board Meeting** were presented for approval.

A <b>MOTION</b> was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to approve the minutes of the <b>May 23, 2023, Regular Board Meeting</b> , as presented.
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*At approximately 6:08 p.m., Mr. Silva recessed the Regular 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 5, 2023 and July 12, 2023, as legally required.

**2. Receive Public Comment on Adopting a Fiscal Year 2023/2024 Final Budget**

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2023/2024 final budget and non-ad valorem special assessments. There being no comments on the fiscal year 2023/2024 budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

**3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget**

Mr. Silva presented Resolution No. 2023-03, entitled:

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 Final Budget and the non-ad valorem special assessment tax roll.

A **MOTION** was made by Mr. Morrison, seconded by Mrs. Delrio and unanimously passed to adopt Resolution No. 2022-04, approving the Fiscal Year 2023/2024 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy), as presented.

*At approximately 6:12 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.*

**H. OLD BUSINESS**

**1. Update Regarding Installation of Cameras Throughout District**

Mr. Silva stated that the solar panels should be arriving by mid-to-end of August since they are on backorder. He also stated that more cameras will be installed near the preserve area in hopes of capturing most areas within the District. An update will be presented at an upcoming meeting.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule**

Mr. Silva presented Resolution No. 2023-04, entitled:

**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and noted that meetings would remain at the same location of the Kendall Executive Office located at 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed to adopt Resolution No. 2023-04, *as presented*; thereby setting the fiscal year 2023/2024 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

## **2. Consider Resolution No. 2023-05 – Adopting Records Retention Policy**

Mr. Silva explained that the document provides for the authorization of the District’s records custodian to appoint a Records Management Liaison Officer. Mr. Silva further explained that this document provides that the electronic record shall be considered the official record and any paper originals are considered duplicates which may be disposed of unless required by any applicable statute, rule or ordinance, per section 668.50, Florida Statutes.

A **motion** was made by Mr. Delrio, seconded by Ms. Suarez and unanimously passed to approve Resolution No. 2023-05; thereby adopting a Records Retention Policy.

## **3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria**

Mr. Silva stated that an audit was required for the District fiscal year ending September 30, 2023, and it would be in order for the Board of Supervisors (the “Board”) to appoint an Audit Committee to commence the auditor selection process pursuant to 218.391, *Florida Statutes*.

A **motion** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to *appoint* the Board and the District Manager as the District’s Audit Committee.

At approximately 6:40 p.m., Mr. Silva recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee to review and approve criteria for selection of an auditor and to authorize advertising for request for proposals. Mr. Silva presented the selection criteria information and an outline of material for the Request for Audit Proposals for the District. A discussion ensued after which:

A **motion** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to approve the criteria for the selection of an auditor, *as presented*, and instructed the District Manager to proceed, as required, to advertise for requests for proposals (“RFP”) for the fiscal years ending September 30, 2023, 2024 and 2025; and to include in the proposal package an option for an additional 2-year renewal (2026 and 2027).

There being no further business to conduct by the Audit Committee, Mr. Silva adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 6:41 p.m.

Mr. Silva stated that it would be appropriate for the Board to accept the actions of the District’s Audit Committee as outlined hereinabove. A discussion ensued after which;

A **motion** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed to accept the actions of the District’s Audit Committee.

## **4. Discussion Regarding Forming a Neighborhood Crime Watch Group**

Mr. Silva informed the Board that he has been attempting to contact the Neighborhood Resource Officers at the Hammocks Miami-Dade County Police Station but has not had any luck to date. He hopes to have better news for the upcoming meeting.

## **J. ADMINISTRATIVE MATTERS**

There were no Administrative Matters.

**K. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS**

There were no additional Board Member or Staff 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 6:42 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairperson/Vice-Chairperson**



Google Maps 15310 SW 23rd St

Miami, Florida  
Google Street View.  
Mar 2022 See more dates



Image capture: Mar 2022 © 2023 Google



Bus Stop  
22800732



**From:** Gregory F. George [<mailto:GregoryG@bclmr.com>]  
**Sent:** Thursday, July 27, 2023 2:52 PM  
**To:** Armando Silva <[asilva@sdsinc.org](mailto:asilva@sdsinc.org)>  
**Subject:** RE: Tree Island Estates CDD

Good afternoon Armando,

Thanks for providing me with that information. I researched this issue and I believe the wooden bollards may be installed but because the District does not own this property you will need a right-of-way permit from the county to install the same. Let me know if you have any questions.

Gregory F. George, Esq.

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**Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

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Website: [www.billingcochran.com](http://www.billingcochran.com)

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