



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 25, 2024
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 & PUBLIC HEARING
June 25, 2024
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. March 26, 2023 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Adopting a Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Installation of Cameras Throughout District – Internet
- I. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 13
 - 2. Enforcement of County “No Parking” Signs
 - 3. Discussion Regarding Cracked Sidewalks
- J. Administrative Matters
- K. Additional Board Member/Staff Comments and Requests
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court, was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

10/13/2023

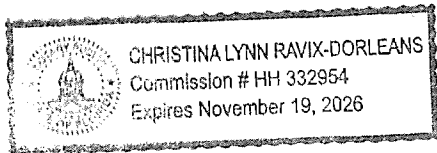
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this 13 day of OCTOBER, A.D. 2023

C. Ramirez-DaSilva

(SEAL)
GUILLERMO GARCIA personally known to me



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 8:00 p.m., on the following dates:

- October 24, 2023
- November 28, 2023
- March 26, 2024
- April 23, 2024
- May 28, 2024
- June 25, 2024
- July 23, 2024
- August 27, 2024

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.treeislandestatescdd.org
10/13

23-63/000688515M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 26, 2024**

A. CALL TO ORDER

The March 26, 2024, Regular Board Meeting of the Tree Island Estates Community Development District (the “District”) was called to order at 6:00 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 13, 2023, as part of the District’s Fiscal Year 2023/2024 Regular 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 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 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 24, 2024, Regular Board Meeting

The minutes of the **October 24, 2024, Regular Board Meeting** were presented for approval.

A MOTION was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed approving the minutes of the October 24, 2024, Regular Board Meeting , as presented.

G. OLD BUSINESS

1. Update Regarding Installation of Cameras Throughout the District - Internet

Mr. Silva informed the Board that the cameras throughout the District had been installed but they are having issues obtaining an internet provider that has high enough download/upload speeds that would allow multiple users to access the cameras at the same time. District Field Ops staff has contacted

AT&T and the monthly cost of providing fiber optic internet would be about \$650 per month. Field Ops Staff will be contacting Xfinity to see what the cost would be for fiber optic internet to the area.

H. NEW BUSINESS

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

Mr. Silva presented Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

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 remain the same as the fiscal year 2022/2023 assessment, so letters to residents would not 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. 2024-01, as *amended*, increasing the Security Camera Maintenance/Internet line item to \$7,000 and decreasing the Maintenance Contingency line item to \$5,500; thus setting the public hearing to adopt the 2024/2025 Fiscal Year Final Budget and Assessments for June 25, 2024, at 6:00 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

2. Discussion Regarding Required Ethics Training

Mr. Silva presented a memorandum from SDS, Inc. which will serve as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

3. Enforcement of County “No Parking” Signs

Mr. Silva informed the Board that illegal parking within the swale areas near the lake bank should be reported to Miami-Dade County. The District does not have jurisdiction over the aforementioned area so the District cannot enforce any parking rules.

4. Discussion Regarding Cracked Sidewalks

Mr. Silva informed the Board that the sidewalks within the District are owned by Miami-Dade County and that any cracked/lifted sidewalks should be reported to Miami-Dade County 3-1-1.

I. ADMINISTRATIVE MATTERS

1. Discussion Regarding General Election Qualifying Period (Seat #3, #4 & #5): Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024

Mr. Silva advised the Board that the three (3) seats whose terms are expiring in November 2024 are Seat #3 (Luis Delrio), Seat #4 (Monica Suarez) and Seat #5 (Donville 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 10, 2024, through noon on June 14, 2024.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member or Staff Closing Comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Delrio, seconded by Mrs. Delrio to adjourn the Regular Board Meeting at 6:51 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair



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	Amount	Cols	Depth
142131	559564	Print Legal Ad-IPL01764400 - IPL0176440		\$1,229.41	2	42 L

Attention: Laura J. Archer
 Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

larcher@sdsinc.org

**Notice of Public Hearing and Regular Board Meeting of the
 Tree Island Estates Community Development District**

The Board of Supervisors (the "Board") of the Tree Island Estates Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 25, 2024, at 6:00 p.m., or as soon thereafter as the meeting can be heard, in a Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Tree Island Estates Community Development District

www.treeislandestatescdd.org
 IPL0176440
 Jun 5, 12 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

06/05/24, 06/12/24

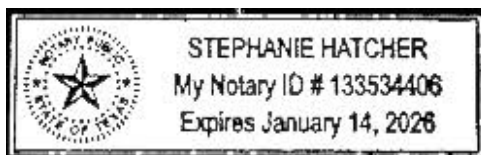
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 12th day of June in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025 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 25th day of June, 2024.

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 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- 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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	75,580
Maintenance Assessments	44,782
Debt Assessments	124,424
Other Revenues	0
Interest Income	600
TOTAL REVENUES	\$ 245,386
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	28,020
Secretarial	3,900
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,900
Legal Advertisements	2,000
Miscellaneous	1,050
Postage	250
Office Supplies	500
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,645
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	19,000
Preserve Maintenance	16,000
Maintenance Contingency	5,500
Irrigation System Maintenance	2,860
Entrance Feature	1,000
Entrance Feature Project	0
Security Cameras Maintenance/Internet	7,000
Engineering/Inspections	2,500
TOTAL MAINTENANCE EXPENDITURES	\$ 57,360
TOTAL EXPENDITURES	\$ 129,005
REVENUES LESS EXPENDITURES	\$ 116,381
Bond Payments	(116,959)
Balance	\$ (578)
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,791)
EXCESS/ (SHORTFALL)	\$ (15,265)
Carryover From Prior Year	15,265
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	66,244	73,994	75,580	Expenditures Less Interest/.94
Maintenance Assessments	54,442	46,381	44,782	Expenditures Less Carryover/.94
Debt Assessments	123,690	124,424	124,424	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,948	300	600	Estimated At \$50 Per Month
TOTAL REVENUES	\$ 252,324	\$ 245,099	\$ 245,386	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	4,000	5,000	5,000	No Change From 2023/2024 Budget
Employer Taxes - Payroll	306	400	400	Projected At 8% Of Supervisor Fees
Management	26,412	27,204	28,020	CPI Adjustment (Capped At 3%)
Secretarial	3,900	3,900	3,900	No Change From 2023/2024 Budget
Legal	10,445	9,250	9,250	No Change From 2023/2024 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2023/2024 Budget
Audit Fees	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
Insurance	6,493	6,900	6,900	Fiscal Year 2023/2024 Expenditure Was \$6,862
Legal Advertisements	373	550	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	966	1,100	1,050	\$50 Decrease From 2023/2024 Budget
Postage	379	250	250	No Change From 2023/2024 Budget
Office Supplies	375	525	500	\$25 Decrease From 2023/2024 Budget
Website	750	750	750	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,272	\$ 69,854	\$ 71,645	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	2,824	3,500	3,500	No Change From 2023/2024 Budget
Lawn/Landscape Maintenance	17,592	19,000	19,000	No Change From 2023/2024 Budget
Preserve Maintenance	15,575	16,000	16,000	No Change From 2023/2024 Budget
Maintenance Contingency	46,196	9,000	5,500	\$3,500 Decrease From 2023/2024 Budget
Irrigation System Maintenance	150	2,860	2,860	No Change From 2023/2024 Budget
Entrance Feature	0	1,000	1,000	No Change From 2023/2024 Budget
Entrance Feature Project	0	25,000	0	Fiscal Year 2023/2024 Budget Item Only
Security Camera Maintenance/Internet	0	0	7,000	Security Camera Maintenance/Internet
Engineering/Inspections	1,060	2,500	2,500	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 83,397	\$ 78,860	\$ 57,360	
TOTAL EXPENDITURES	\$ 151,669	\$ 148,714	\$ 129,005	
REVENUES LESS EXPENDITURES	\$ 100,655	\$ 96,385	\$ 116,381	
Bond Payments	(117,914)	(116,959)	(116,959)	2025 Principal & Interest Payments
Balance	\$ (17,259)	\$ (20,574)	\$ (578)	
County Appraiser & Tax Collector Fee	(2,351)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,044)	(9,792)	(9,791)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (28,654)	\$ (35,262)	\$ (15,265)	
Carryover From Prior Year	0	35,262	15,265	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (28,654)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,033	100	400	Projected Interest For 2024/2025
NAV Tax Collection	117,913	116,959	116,959	Maximum Debt Service Collection
Total Revenues	\$ 120,946	\$ 117,059	\$ 117,359	
EXPENDITURES				
Principal Payments	80,000	64,000	68,000	Principal Payment Due In 2025
Interest Payments	35,835	52,313	48,564	Interest Payments Due In 2025
Bond Redemption	67,000	746	795	Estimated Excess Debt Collections
Total Expenditures	\$ 182,835	\$ 117,059	\$ 117,359	
Excess/ (Shortfall)	\$ (61,889)	\$ -	\$ -	

Series 2023 Bond Modification Information

Original Par Amount =	\$953,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.68%	Annual Interest Payments Due =	May 1st & November 1st
Modification Date =	May 2023		
Maturity Date =	May 2034		
Par Amount As Of 1/1/24 =	\$953,000		

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 225.43	\$ 240.95	\$ 270.06	\$ 275.85
Maintenance	\$ 214.94	\$ 199.42	\$ 169.28	\$ 163.45
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>
Total	\$ 893.45	\$ 893.45	\$ 893.45	\$ 893.41

* 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. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 25th day of June, 2024.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 22, 2024
November 26, 2024
February 25, 2025
March 25, 2025
April 22, 2025
May 27, 2025
June 24, 2025
July 22, 2025
August 26, 2025**

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.

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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 00/00/2024