



**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 25, 2025  
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**  
February 25, 2025  
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. October 22, 2024 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Installation of Cameras and License Agreement
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
  - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
- I. Administrative Matters
- J. Additional Board Member/Staff Comments and Requests
- K. Adjourn



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	599452	Print Legal Ad-IPL01978520 - IPL0197852		\$764.59	2	51L

**Attention:** Laura J. Archer

Tree Island Estates Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

### 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 the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussion taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

### TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

[www.treeislandstatescdd.org](http://www.treeislandstatescdd.org)  
IPL0197852  
Oct 10 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

1 insertion(s) published on:

10/10/24

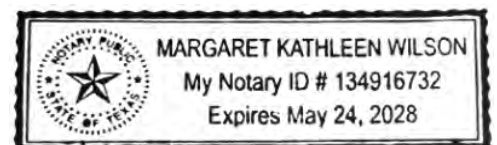
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years 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 10th day of October in the year of 2024

*Margaret K. Wilson*

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!

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 22, 2024**

**A. CALL TO ORDER**

The October 22, 2024, Regular Board Meeting of the Tree Island Estates Community Development District (the “District”) was called to order at 6:02 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 Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairman Luis Delrio and Supervisors Donville Morrison, Monica Suarez, and Oremia Delrio (via conference call) constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen and Field Operations Manager Pablo Jerez 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. June 25, 2024, Regular Board Meeting and Public Hearing**

The minutes of the **June 25, 2024, Regular Board Meeting and Public Hearing** were presented for approval.

A **MOTION** was made by Ms. Suarez, seconded by Mr. Morrison and unanimously passed to approve the minutes of the **June 25, 2024, Regular Board Meeting and Public Hearing**, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Installation of Cameras and License Agreement**

Ms. Nguyen presented an electrical License Agreement between the District and Tres Island Estates Townhomes Homeowners Association, Inc. (the “HOA”) prepared by Ms. Wald. Ms. Nguyen explained that the District will be moving forward with the utilization of the electrical source available at the Tree Island Estates Homeowners Association (the “HOA”) pool area in order to be able to provide sufficient

power to the District's cameras. Ms. Nguyen stated that during the June 25, 2024 Regular Board Meeting, the Board approved a not to exceed amount of \$22,000; however, Mr. Silva has indicated that the cost for the project will be approximately \$15,000. Mr. Delrio explained that the HOA would like to combine their project with the District's project. Ms. Nguyen stated that she will relay this information to Mr. Silva so that he may coordinate with the HOA. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed to approve the License Agreement between Tree Island Estates Community Development District and Tree Island Estates Townhomes Homeowners which grants the District the right to install electrical conduits within the HOA's tract for the purpose of powering the cameras.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Ms. Nguyen presented Resolution No. 2024-04, entitled:

#### **RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$122,000 at the end of the fiscal year. A discussion ensued after which:

A **MOTION** was made by Ms. Suarez, seconded by Mr. Delrio and unanimously passed to adopt Resolution No. 2024-04, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

Mr. Delrio asked if the height of the hedges could be lowered. Mr. Delrio explained that motorists in vehicles that are lower to the ground are unable to see over the hedges and this may pose a hazard. Mr. Jerez explained that he would inspect the height of the hedges and will coordinate with the landscaping contractor to have the hedges lowered.

### **2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives**

Ms. Nguyen presented Resolution No. 2024-05, entitled:

#### **RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen explained that new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of these goals and objectives. Ms. Nguyen further explained that the goals and

objectives included in Exhibit A of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **MOTION** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed accepting Resolution No. 2024-05, further establishing the Tree Island Estates Community Development District's goals, objectives, and performance measures.

**I. ADMINISTRATIVE MATTERS**

There were no administrative matters.

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

There were no additional Board Member or staff comments.

**K. 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 6:20 p.m.

**ATTESTED BY:**

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

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

**RESOLUTION NO. 2025-01**

**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 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Tree Island Estates Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 27, 2025 at 6:00 p.m. in the Kendall Executive Center, 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of February, 2025.

**ATTEST:**

**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

# Tree Island Estates Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**



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- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	76,754
Maintenance Assessments	43,596
Debt Assessments	124,424
Other Revenues	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 245,974</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	28,824
Secretarial	3,900
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,700
Legal Advertisements	2,100
Miscellaneous	1,000
Postage	250
Office Supplies	450
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 73,349</b>
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	25,000
Preserve Maintenance	16,000
Maintenance Contingency	5,500
Irrigation System Maintenance	2,860
Entrance Feature	1,000
Storm Drainage/Class V Permit	3,500
Security Camera Maintenance/Internet	7,000
Engineering/Inspections	2,500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 66,860</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 140,209</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 105,765</b>
Bond Payments	(116,959)
<b>Balance</b>	<b>\$ (11,194)</b>
County Appraiser & Tax Collector Fee	(4,895)
Discounts For Early Payments	(9,791)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (25,880)</b>
Carryover From Prior Year	25,880
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	75,689	75,580	76,754	Expenditures Less Interest/.94
Maintenance Assessments	46,381	44,782	43,596	Expenditures Less Carryover/.94
Debt Assessments	124,424	124,424	124,424	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,865	600	1,200	Estimated At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 256,359</b>	<b>\$ 245,386</b>	<b>\$ 245,974</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,400	5,000	5,000	No Change From 2024/2025 Budget
Employer Taxes - Payroll	184	400	400	Projected At 8% Of Supervisor Fees
Management	27,204	28,020	28,824	CPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2024/2025 Budget
Legal	7,160	9,250	9,250	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,862	6,900	7,700	Fiscal Year 2023/2024 Expenditure Was \$7,321
Legal Advertisements	1,857	2,000	2,100	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	724	1,050	1,000	\$50 Decrease From 2024/2025 Budget
Postage	154	250	250	No Change From 2024/2025 Budget
Office Supplies	198	500	450	\$50 Decrease From 2024/2025 Budget
Website	750	750	750	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 64,866</b>	<b>\$ 71,645</b>	<b>\$ 73,349</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance	3,136	3,500	3,500	No Change From 2024/2025 Budget
Lawn/Landscape Maintenance	27,704	19,000	25,000	\$6,000 Increase From 2024/2025 Budget
Preserve Maintenance	17,196	16,000	16,000	No Change From 2024/2025 Budget
Maintenance Contingency	15,358	5,500	5,500	No Change From 2024/2025 Budget
Irrigation System Maintenance	0	2,860	2,860	No Change From 2024/2025 Budget
Entrance Feature	0	1,000	1,000	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Security Camera Maintenance/Internet	24,468	7,000	7,000	No Change From 2024/2025 Budget
Engineering/Inspections	1,100	2,500	2,500	No Change From 2024/2025 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 88,962</b>	<b>\$ 57,360</b>	<b>\$ 66,860</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 153,828</b>	<b>\$ 129,005</b>	<b>\$ 140,209</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 102,531</b>	<b>\$ 116,381</b>	<b>\$ 105,765</b>	
Bond Payments	(118,629)	(116,959)	(116,959)	2026 Principal & Interest Payments
<b>Balance</b>	<b>\$ (16,098)</b>	<b>\$ (578)</b>	<b>\$ (11,194)</b>	
County Appraiser & Tax Collector Fee	(2,371)	(4,896)	(4,895)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,044)	(9,791)	(9,791)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (27,513)</b>	<b>\$ (15,265)</b>	<b>\$ (25,880)</b>	
Carryover From Prior Year	0	15,265	25,880	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (27,513)</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,429	400	400	Projected Interest For 2025/2026
NAV Tax Collection	118,629	116,959	116,959	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 120,058</b>	<b>\$ 117,359</b>	<b>\$ 117,359</b>	
<b>EXPENDITURES</b>				
Principal Payments	64,000	68,000	68,000	Principal Payment Due In 2026
Interest Payments	53,230	48,564	48,564	Interest Payments Due In 2026
Bond Redemption	0	795	795	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 117,230</b>	<b>\$ 117,359</b>	<b>\$ 117,359</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,828</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/25 =	\$889,000		

## Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 240.95	\$ 270.06	\$ 275.85	\$ <b>280.13</b>
Maintenance	\$ 199.42	\$ 169.28	\$ 163.45	\$ <b>159.11</b>
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>	<u>\$ <b>454.11</b></u>
<b>Total</b>	<b>\$ 893.45</b>	<b>\$ 893.45</b>	<b>\$ 893.41</b>	<b>\$ 893.35</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	274
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## **RESOLUTION 2025-02**

### **A RESOLUTION OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Tree Island Estates Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF February, 2025.**

**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors