



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 20, 2025
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
May 20, 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. February 25, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
 - 1. Update Regarding Installation of Cameras and License Agreement
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 13
- J. Administrative Matters
 - 1. Reminder: Statement of Financial Interest, Form 1 – Due July 1, 2025
- K. Additional Board Member/Staff Comments and Requests
- L. 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
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

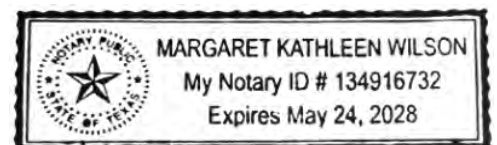
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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
FEBRUARY 25, 2025**

A. CALL TO ORDER

The February 25, 2025, Regular Board Meeting of the Tree Island Estates Community Development District (the “District”) was called to order at 6:07 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 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 Chairperson Luis Delrio, Vice Chairperson Monica Suarez (via speaker phone), 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 and Associate District 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. October 24, 2024, Regular Board Meeting

The minutes of the **October 22, 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 22, 2024, Regular Board Meeting**, as presented.

G. OLD BUSINESS

1. Update Regarding Installation of Cameras and License Agreement

Mr. Silva informed the Board that the License Agreement between the District and Tree Island Estates Townhomes Homeowners Association, Inc. (the “HOA”) had been sent to the HOA. A permit

pertaining to the installation of the electrical conduits within the HOA's tract for the purpose of powering the cameras has been filed. An update will be provided at the upcoming meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed

Mr. Silva presented Resolution No. 2025-01, entitled:

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.

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 2025/2026 would remain the same as the fiscal year 2024/2025 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. 2025-01, as *presented*; thus setting the public hearing to adopt the 2025/2026 Fiscal Year Final Budget and Assessments for May 20, 2025, 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. 2025-02 – Designating Registered Agent

Mr. Silva presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE KEYS COVE II 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

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office. A discussion ensued, after which:

A **MOTION** was made by Mr. Delrio, seconded by Mr. Morrison and unanimously passed designating Michael J. Pawelczyk as the Keys Cove II Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to discuss at this moment.

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 6:24 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

Publication Date
2025-05-07

Subcategory
Miscellaneous Notices

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 May 20, 2025, 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 2025/2026 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

IPL0229700

Apr 30, May 7 2025

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT
DISTRICT APPROVING AND ADOPTING A FISCAL YEAR
2025/2026 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 2025/2026 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 2025/2026 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 20th day of May, 2025.

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 2025/2026
October 1, 2025 - September 30, 2026**

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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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	76,754
Maintenance Assessments	43,596
Debt Assessments	124,424
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 245,974
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,349
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 66,860
TOTAL EXPENDITURES	\$ 140,209
REVENUES LESS EXPENDITURES	\$ 105,765
Bond Payments	(116,959)
Balance	\$ (11,194)
County Appraiser & Tax Collector Fee	(4,895)
Discounts For Early Payments	(9,791)
EXCESS/ (SHORTFALL)	\$ (25,880)
Carryover From Prior Year	25,880
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 256,359	\$ 245,386	\$ 245,974	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,866	\$ 71,645	\$ 73,349	
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 88,962	\$ 57,360	\$ 66,860	
TOTAL EXPENDITURES	\$ 153,828	\$ 129,005	\$ 140,209	
REVENUES LESS EXPENDITURES	\$ 102,531	\$ 116,381	\$ 105,765	
Bond Payments	(118,629)	(116,959)	(116,959)	2026 Principal & Interest Payments
Balance	\$ (16,098)	\$ (578)	\$ (11,194)	
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
EXCESS/ (SHORTFALL)	\$ (27,513)	\$ (15,265)	\$ (25,880)	
Carryover From Prior Year	0	15,265	25,880	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (27,513)	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 120,058	\$ 117,359	\$ 117,359	
EXPENDITURES				
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
Total Expenditures	\$ 117,230	\$ 117,359	\$ 117,359	
Excess/ (Shortfall)	\$ 2,828	\$ -	\$ -	

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	\$ 280.13
Maintenance	\$ 199.42	\$ 169.28	\$ 163.45	\$ 159.11
Debt	<u>\$ 453.08</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>
Total	\$ 893.45	\$ 893.45	\$ 893.41	\$ 893.35

* 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 NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of May, 2025.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

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**October 28, 2025
November 25, 2025
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
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August 25, 2026
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TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.treeislandstatescdd.org

PUBLISH: MIAMI HERALD XX/XX/2025